



Grangewood

Bolton, BL7 9YG

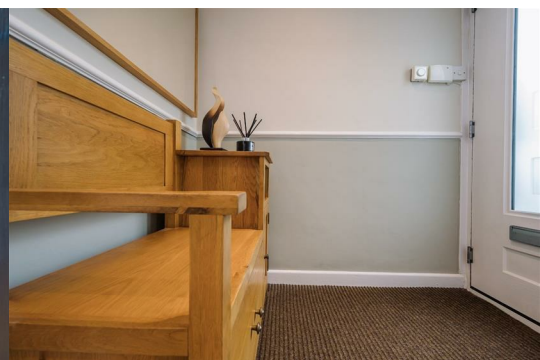
£460,000



In a Nutshell

This 4-bedroom detached property is within a prime position within one of Turton's most sought-after developments. Providing the perfect abode for a growing family with a superb garden and enviable location with good transport links, plus the added benefit of having excellent further extension potential, subject to planning.

Situated at the head of a green, leafy cul-de-sac, the property briefly comprises a large drive to fit 3 cars, entrance hallway, lounge, kitchen-diner, dining room, four bedrooms and a main family bathroom. This welcoming home is of a contemporary design, though an element of subtle character runs through. It is presented beautifully throughout and is ready for you to simply move in, unpack, and enjoy.



Your Living Space

Pull up by your front lawn on the drive and be welcomed inside...

Your entrance hall boasts a spacious yet homely and cosy feel which is felt throughout the property. Bamboo wood flooring grounds the hall and complements the two-tone walls of neutral colours, and an open-aspect staircase leads upstairs.

A generous lounge sits at the front of the home with two large windows pouring natural light in, which feature characterful white shutter blinds should you want to keep the sun out. The two-tone walls with dado rail and Bamboo wood flooring continue here which nods to the fact the current owners have given the design of their lovely home thought and care. A stylish media centre currently takes the place of what would traditionally be a fireplace - movie nights would be fab snuggled up on the sofa in this cosy yet spacious room! If you would prefer to bring back the fireplace and pop your media centre elsewhere in the room, there is already a gas function, making it easy to bring the fire back and make it even cosier.

Back through the hall and into your kitchen-diner... A beautiful Marks & Spencer wooden, country-style kitchen gives this room a real glow, while the grey of stainless steel appliances including double oven, four-plate hob and extractor, fridge, and dishwasher bring a pleasant contrast, and the white country-style kitchen sink adds to the lovely character. This room provides ample storage for all your food goods, with even room for a dining table too!

There is an abundance of even more storage space in the huge tandem garage which is easily accessed via an external kitchen door... A whole pantry of goods can be found here, in addition to large fridge-freezers and your boiler. What's great is this only takes up a fraction of the space available in this huge garage!

Adjacent to your kitchen-diner lies what was traditionally a formal dining room and is currently used as a gaming room/snug. This versatile space could be kept as is, used as its original function as a dining room, or several other functions... A spacious home office? A formal sitting room or reading room? Or maybe even a space for some fitness equipment to create your own home gym? Whatever your preference, this space can be put to great use. Before we look upstairs, let's take a peek inside the downstairs loo - a room of generous size and finished in keeping with the home's cosy, neutral colour scheme, it's perfect for when entertaining guests as well as for the demands of family life!

Your Sleeping Arrangements

Up the open aspect stairs we are greeted by a central landing that connects the four bedrooms and main family bathroom; the bedrooms lie at the front and rear while the bathroom takes a central position.

Your master bedroom benefits from lovely views of the large, lush back garden, which is bordered by majestic, towering trees, as well as modern fitted wardrobes that provide an excellent amount of storage. The second double is also of a generous size and the immaculate presentation continues, and this bedroom benefits from a wardrobe built into the wall. Your two singles are well proportioned and again benefit from built-in/fitted wardrobes, allowing you to maximise the space available. And in the centre of the landing is your white-tiled three-piece bathroom, featuring a bath with integrated shower, wash basin, and loo.

Your Outside Space

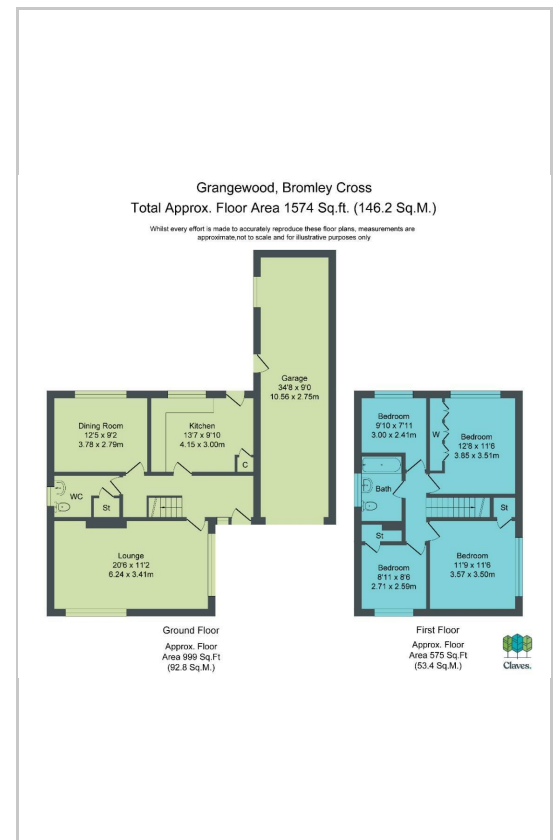
If a large garden with heaps of potential and plenty of sunlight is what you're looking for, you're in for a treat. One of the great benefits of this home is the large, private garden with so many possibilities. It's current layout is fantastic as is, especially for the little ones to play, you could even set up a mini football pitch! ...While still having the patio area to enjoy al-fresco dining and drinks with friends during these balmy summer days.

In addition, further landscaping is one way you could make this already-fantastic garden even more so. Otherwise, there's certainly enough space for a substantial extension if you would like to add more floor space, which has already been done on several other properties in this well-established development.

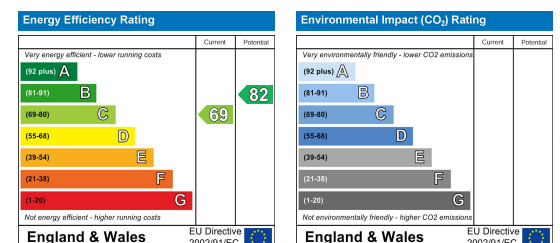
Area Map



Floor Plans



Energy Efficiency Graph



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