Claves.

Grange Road

Bromley Cross, BL7 9AU

Offers around £825,000

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The Elms is stood in an elevated position with brilliant views on the sought-after Grange Road in Bromley Cross. This individual character property is a fantastic family home with an abundance of space both inside and out. Stylish interiors are presented in immaculate condition and retain original character while being fresh and modern, and externally the property boasts a large well-kept plot with extensive mature gardens and private parking for four cars.

A summary of the ground floor accommodation includes an impressive entrance hall with cloak/WC, lounge, dining room, open plan kitchen and family room, orangery, and utility, while upstairs is a spacious landing, four double bedrooms, family bathroom, and an en-suite to the master.

Living Space

Owing to its elevated position on a quiet lane, this is a property that ensures a lifestyle of privacy and peacefulness. The home welcomes you inside to an impressive entrance hall with a beautiful bespoke oak staircase and complementary engineered-oak floor, and the cloak/WC beneath the stairs adds practicality for family life.

To the right of the hall the main lounge spans the full depth of the property from front to back with natural light pouring in from both sides, with expansive treetop views to the front and the garden to the rear. The bay window is a lovely original feature, as are the picture rails and alcove in which the chimney breast sits, yet there's a stylish blend of modern design with the fresh white interiors and the contemporary inset gas fire.

On the opposite side of the hall the oak floor continues to the dining room which benefits from another lovely bay window and leads through to the kitchen...

The country style kitchen features a black granite worktop which complements the shaker style contemporary cabinetry, and integrated appliances here include a Rangemaster cooker with five-plate gas hob, ovens and grill, dishwasher, microwave, inset sink with drainer and chrome mixer tap, plus plenty of cupboard space and ample room for a large freestanding American-style fridge-freezer.

The kitchen is a great social space with it being open plan to the family room where more beautiful views can be enjoyed to the front. The family room offers versatility, it is currently used as a lounge but would alternatively make an ideal kitchen-diner, freeing up the dining room for an alternative use. And providing even more flexibility in living space is the orangery, which also benefits from an open plan flow from the kitchen and family room, meaning you can enjoy the garden year-round, while in the summer taking full advantage of that desirable indoor-outdoor living.

Situated off the kitchen is also the utility with extra storage space plus plumbing for the washer/dryer, adding to the practicality for family life.

Bedrooms & Bathrooms

Upstairs the bespoke staircase leads to a large landing with a beautiful window seat and fantastic views, connecting the bedrooms and main bathroom...

The master bedroom benefits from fitted wardrobes and a spacious en-suite with a traditional style three piece suite comprising walk-in shower, wash basin and WC. Like the living space downstairs, the other three bedrooms at The Elms are all good sizes and presented in immaculate condition, featuring contemporary décor yet retaining notable character and original charm, not to mention the views!

Within the family bathroom a freestanding rolltop 'Victoria & Albert' bathtub is the centre feature. The other elements include a walk-in corner shower, and another traditional set of wash basin and WC to match the original character of the home.

Outside Space

If you love to spend time outside on warm summer days and have an appetite for gardening, the outside space at The Elms will be more than ideal for you! The house is set amidst its established gardens to the front with mature trees and a front lawn adding to the privacy. To the side of the property is a smaller lawn with patio area that's perfect for soaking up the sun while enjoying your morning coffee or evening refreshment. And to the rear of the property is the showstopper – an incredibly generous garden with apple and pear trees and a lawn which is every kids' dream! There are more patio areas at both the bottom of the garden outside the orangery and at the top too. And the best bit is it's extremely private so you can enjoy it in peace and quiet.

A Sought-After Spot

Grange Road is arguably one of the most sought-after residential spots in the area, benefitting from a quiet country lane setting with leafy green surroundings and the convenient amenities of Bromley Cross within just a minute's drive or 5 to 10 minute walk.

Bromley Cross Train Station is just a hop skip and a jump away at the end of Grange Road, meaning access into central Bolton, Manchester and beyond is within easy reach. And Canon Slade and Turton High Schools are both in walking distance, in addition to several good primary schools and nurseries.

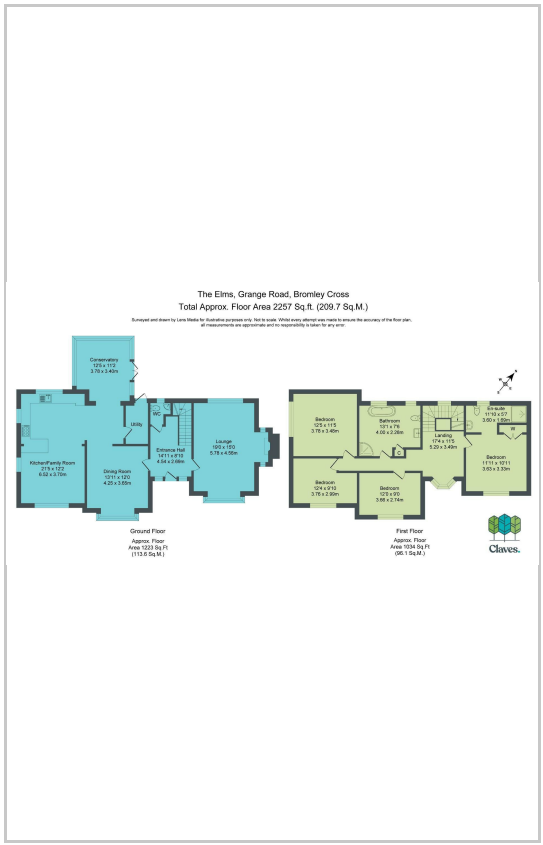
For the lovers of the outdoors and four-legged friends, a selection of scenic walks are on your doorstep on Jumbles Country Park, plus a touch further afield there is the Wayoh and Entwistle reservoirs in neighbouring Edgworth.
Bromley Cross and the neighbouring areas of Egerton, Harwood and Bradshaw all offer a great selection of amenities, ranging from independent shops and cafes, supermarkets, pubs, bars and restaurants.

Specifics

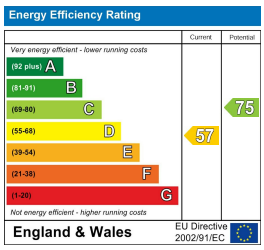
The tax band is F.
The tenure is Freehold.
There is gas central heating with a Worcester boiler and pressurised tank system which we are advised was installed in 2022.
The loft is part boarded.
The property dates back to 1932.

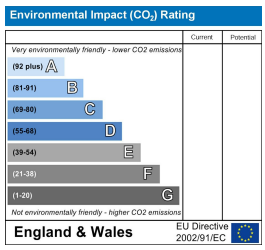
Area Map

Floor Plans



Energy Efficiency Graph





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