





Nestled in close proximity to some of the areas most highly sought-after schools and a mere stroll away from the picturesque Jumbles Country Park, you'll find a meticulously maintained and charming true bungalow situated within one of Bromley Cross' most esteemed residential cul-de-sacs.

Set on a generously-sized corner plot, discreetly positioned adjacent to Grange Park Road, awaits Number 2 Grangewood - a residence that offers comfort and timeless elegance. It also presents a promising canvas for future expansion. Previous blueprints have already laid out the potential for converting the garage and carport into an extra living space, as well as extending the rear of the property, offering an enticing opportunity for any developer.

As you approach, park your vehicles on the convenient driveway, which offers ample space for four cars and also features a garage and a carport for additional covered parking.





As you step through the entrance, you are welcomed by a convenient and tiled entrance porch, thoughtfully designed to accommodate muddy boots and keep your home clean and tidy.

Proceed to the left and you'll find yourself in the inviting lounge and dining area. This space is flooded with natural light, thanks to the presence of two generously sized windows at the front, along with an additional window on the side, which provides a delightful view of the lush green surroundings, extending up towards the picturesque countryside towards Bradshaw.

In the heart of this room, a brick-built fireplace takes centre stage, with an inset electric fire that adds both warmth and character to the space. It's the perfect spot for cosy evenings by the fire.

Moreover, this room is not only a relaxing retreat but also a versatile one, as there's ample room for a dining table, making it ideal for hosting meals and gatherings with family and friends.

The neutral decor enhances the overall ambience, offering a clean and inviting canvas for your personal touches and design preferences.



Continue your journey into the well-appointed kitchen, which boasts a selection of wall-mounted and base cabinets designed in a charming white country style. These cabinets are complemented by a neutral laminate worktop, providing a functional workspace.

The kitchen is equipped with an integrated dishwasher and ample space for your freestanding oven, refrigerator, freezer, and plumbing provisions for a washing machine.

The sink is conveniently placed by the window for a pleasant view of the exterior. This window is located next to a door that leads out to the side of the property, where a pathway guides you to both the front and rear gardens.

To complete the aesthetic and ensure ease of maintenance, the kitchen features tiled walls in creamy beige, creating a clean and inviting atmosphere while allowing for easy clean-up and maintenance.



Across the way, discover the first of two bedrooms, a spacious double bedroom where a cleverly concealed wall bed is tucked away within a set of fitted wardrobes. This space-saving solution not only adds versatility to the room but also ensures a comfortable and stylish sleeping arrangement, leaving the rest of the room free for other uses during the day.



Originally consisting of two separate bedrooms, the main bedroom has been reimaged to create a generously proportioned suite.

Within, you'll find a dedicated dressing area complete with fitted wardrobes and drawers, all thoughtfully integrated into what was once a third bedroom.

This bright and inviting space is illuminated by three windows that offer picturesque views of the rear garden, infusing the room with natural light and a connection to the outdoors.

From the dressing area, step through a set of double leaded glazed doors into the conservatory, which bathes in sunlight. This inviting space provides an opportunity to fully immerse yourself in the splendour of the natural landscape that surrounds your home, all while maintaining a comfortable shield from the elements. Additionally, a door within the conservatory seamlessly connects this serene space to the rear garden, ensuring effortless access to the outdoor oasis.









The bedrooms are complemented by a contemporary shower room, featuring a sleek design. It includes a WC, a vanity wash basin with storage space below, and a spacious double walk-in shower enclosed by a glass screen with modern fixtures. This room benefits from ample natural light, thanks to two windows, and additional illumination is provided by recessed spotlights in the ceiling.

The décor is a tasteful blend of white walls harmonizing with the grey ceramic wall tiles, creating a stylish and clean aesthetic. For your comfort, a heated towel rail is conveniently installed, ensuring that warm towels are always within reach.





# POTENTIAL FOR FURTHER DEVELOPMENT

Architects have produced detailed drawings outlining potential development plans to the side and rear of the property.

This proposed expansion aims to transform the existing garage and carport into an additional living space, which will offer captivating views of the surrounding countryside along with an extension to the rear to add two extra ensuite bedrooms.

Please note, these plans are preliminary plans only and have not yet been submitted for planning permission.

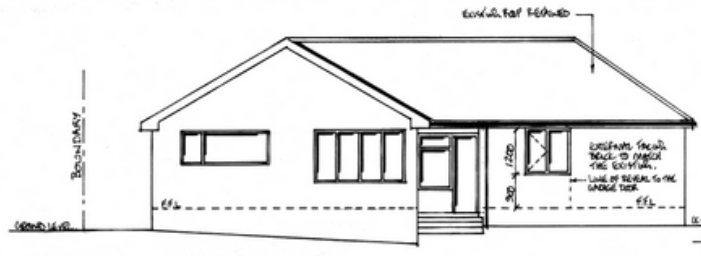
**EXISTING FLOOR PLAN**  
 1. CARPORT  
 2. GARAGE  
 3. PORCH  
 4. HALL  
 5. KITCHEN  
 6. BREAKFAST ROOM  
 7. LIVING ROOM  
 8. DINING ROOM  
 9. BEDROOM  
 10. BATH  
 11. LOUNGE  
 12. TERRACE  
 13. PATIO  
 14. DRIVEWAY  
 15. GARDEN

**PROPOSED GROUND FLOOR PLAN**  
 1. LOUNGE  
 2. LIVING ROOM  
 3. DINING ROOM  
 4. KITCHEN  
 5. BREAKFAST ROOM  
 6. BEDROOM 1  
 7. BEDROOM 2  
 8. BEDROOM 3  
 9. BEDROOM 4  
 10. BATH  
 11. HALL  
 12. PORCH  
 13. TERRACE  
 14. PATIO  
 15. DRIVEWAY  
 16. GARDEN

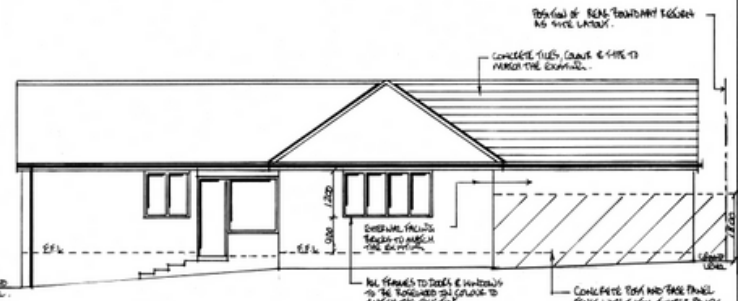
**EXISTING FRONT ELEVATION**  
**EXISTING REAR ELEVATION**  
**PROPOSED FRONT ELEVATION**  
**PROPOSED REAR ELEVATION**

**SECTION A-A**

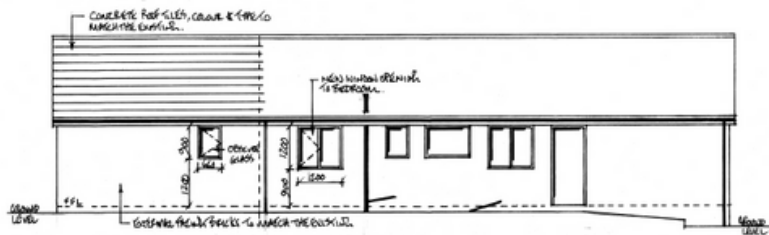
**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.  
 2. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
 3. ALL MATERIALS TO BE USED ARE TO BE OF A QUALITY SUITABLE FOR THE LOCATION AND EXPOSURE.  
 4. ALL ROOFS ARE TO BE FINISHED WITH A FINISH SUITABLE FOR THE LOCATION AND EXPOSURE.  
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PROPOSED FRONT ELEVATION



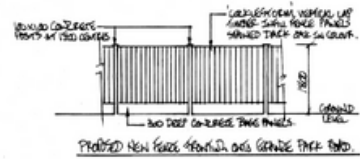
PROPOSED EAST GABLE ELEVATION



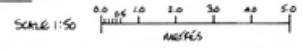
PROPOSED WEST GABLE ELEVATION



PROPOSED BACK ELEVATION



PROPOSED NEW FENCE SECTION ON GARDEN SIDE FENCE



THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING 1 OF 2 BOTH OF WHICH HAVE BEEN PROVIDED TO OBTAIN 3-DIMENSIONAL REPRESENTATION SHEET AND ARE NOT INTENDED TO PROVIDE A FULL DESIGN SERVICE.  
ALL DIMENSIONS IN MILLIMETRES.

PROPOSED FENCE EXTENSION AND CONVERSION OF THE EXISTING INTERNAL GARAGE/CHANGING ROOM
A LOUNGE AND
2 GRANGEWOOD PROMENY CHAIRS POSITION
SCALE 1:50 A1 PAPER SIZE DRAWING 2 OF 2

# LUSH GARDEN ESCAPES

Step into the outdoors, where you'll discover a secluded garden retreat, perfectly suited for outdoor gatherings and moments of relaxation. Whether you fancy sipping your morning coffee on the expansive block paved patio or entertaining friends with a delightful barbecue, this outdoor haven caters to your desires.

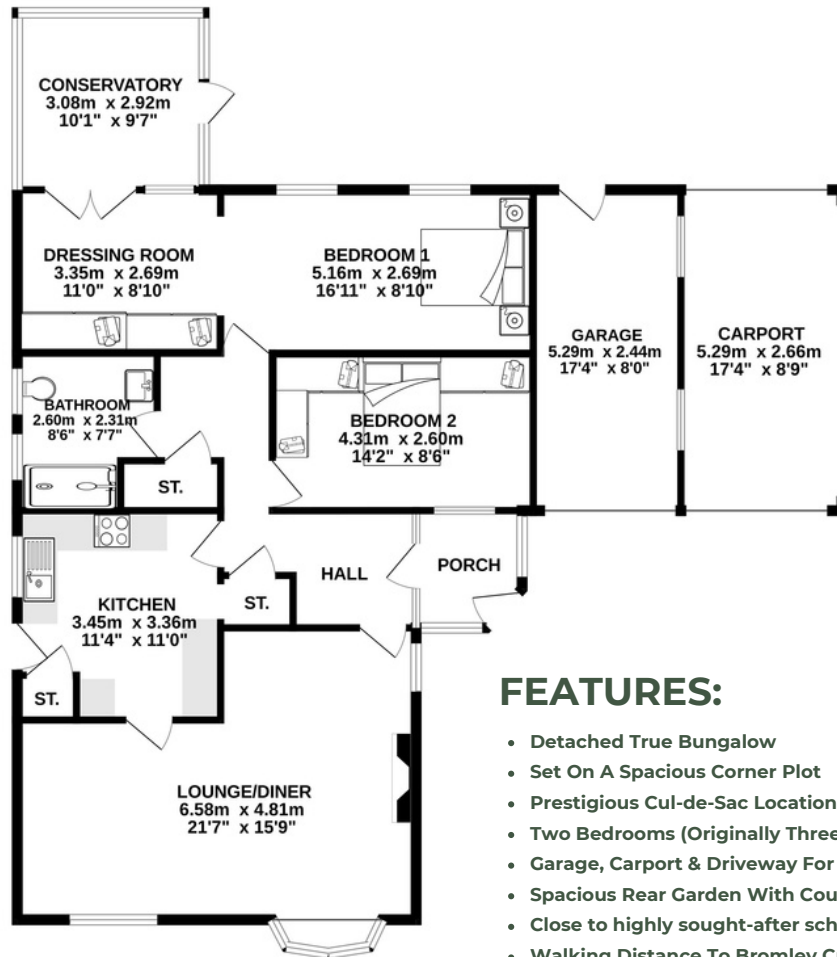
A verdant lawn extends gracefully to a second patio and further stretches of grass beyond the charming pergola, affording captivating vistas of the picturesque countryside that envelopes this space. It's a setting framed by flourishing rockery gardens and the graceful presence of mature shrubs, creating a tranquil and picturesque atmosphere.











## FEATURES:

- Detached True Bungalow
- Set On A Spacious Corner Plot
- Prestigious Cul-de-Sac Location
- Two Bedrooms (Originally Three)
- Garage, Carport & Driveway For Four Cars
- Spacious Rear Garden With Countryside Views
- Close to highly sought-after schools
- Walking Distance To Bromley Cross Train Station
- Gas Central Heating
- 1387 Sq ft Approx Total Floor Area
- Tenure: Freehold
- EPC Rated: TBC
- Council Tax Band: E
- Plans Drawn Up For Potential Development

## ON THE DOORSTEP:

One of the highlights of Number 2 Grangewood is its incredible location in the heart of Bromley Cross.

It is within walking distance to a number of excellent local schools including Canon Slade and Turton High Schools, and Eagley Infants, Eagley Juniors and St Johns Roman Catholic Primary School too.

With plenty of pubs and restaurants on the doorstep, you are never far from a new taste experience. Pop out for a drink at The Slaughter House, renowned for its great selection of wines and cheeseboards, or visit modern craft ale pub The Nook and Cranny. There are a number of local restaurants to try including The Retreat, The Crofters and Rokka Mediterranean Restaurant & Bar.

Shops and amenities are close by with Sainsbury's and Co-op within walking distance too.

Indulge in some fresh air and exercise with so much green space on the doorstep. The Rigbys park and gardens are only five minutes' walk away whilst Jumbles Reservoir is also within a few minutes' walk at the end of Grange Park Road or from directly behind the house via Printers Lane.

Ideal for commuters, No. 2 is perfectly placed, within a short walk of Bromley Cross Train Station too.



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