





Close to the most highly sought-after schools and only a short walk from the Jumbles Country Park, discover this split level detached bungalow in one of Bromley Cross' most prestigious developments.

Located at the end of a quiet cul-de-sac, just off Grange Park Road, discover Number 27 Alder Grove, a home deceptively spacious and beautifully presented throughout.







WELCOME HOME...

From the front, this bungalow exudes an unassuming charm, with its quaint exterior and modest appearance. The well-manicured front garden and a modern entrance create a welcoming first impression, hinting at the cosy living space that lies beyond.

However, as you make your way to the back of the property, you will be amazed by the hidden dimensions and the true scale of this delightful bungalow. The rear view showcases an expansive extended layout that defies expectations.

Step inside, and you'll be immediately captivated by the spaciousness and abundance of natural light that floods through the home creating an airy and welcoming atmosphere.

The interior has been thoughtfully designed, combining contemporary elements with timeless finishes, to offer a truly desirable living space.



The main level of this delightful home offers a spacious modern breakfast kitchen, perfect for families.

Sleek, high-quality cabinetry finished in a cream gloss exudes a sense of timeless luxury.

Seamless grey textured wood-effect countertops match the open shelving above, providing ample workspace, forming a stylish breakfast bar, where you can enjoy casual meals or entertain friends.

Integrated within the kitchen is an electric oven, 5-ring gas hob with stainless steel extractor above, stainless steel sink and half with drainer, space for an American fridge/ freezer and plumbing for a washing machine.

The carefully chosen cream and aubergine colour palette adds a touch of warmth and refinement to the space. Whilst a central roof light spills illumination down over the room, further aided by spotlighting.







As you continue through, you'll be drawn towards the enchanting conservatory, flooded with natural light, allowing you to embrace the beauty of the outdoors while staying sheltered from the elements. The harmonious connection between the kitchen and the conservatory creates a seamless flow, ideal for entertaining at the dining area or simply enjoying a peaceful moment alone. This versatile arrangement allows you to extend your living space and provides a tranquil haven where you can relax, unwind, and soak in the beauty of nature.



Thoughtfully situated at the front of the house, offering privacy, comfort, and a serene retreat, discover the main bedroom.

The neutral grey wall finish creates a soothing atmosphere, inviting you to rest and rejuvenate after a long day. Whilst, built-in cupboards provide plenty of storage options, allowing you to neatly organize your clothing, accessories, and personal belongings.





Peep through to the master ensuite bathroom. to discover sleek finishes, contemporary fixtures, and a seamless blend of functionality and style. The ensuite offers a relaxing oasis, complete with a modern large vanity sink, bath, WC and grey and white textured tiling, allowing you to start your day in pure indulgence or wind down in tranquillity.





Moving to the lower level, emerge into a charming 1970s living room, showcasing the distinctive features of its era.

Your eyes will be immediately drawn to the focal point of the space—a striking brick fireplace that exudes a sense of rustic charm and cosiness, perfect for chilly evenings.

The slatted wood, adds a retro touch of to the high ceilings with a large skylight window allowing natural light to filter in, accentuating the warm tones of the wooden elements.

Broad sliding patio doors frame restful views out over the lush green rear garden, creating an inviting and airy atmosphere.







Move on through the inner hallway and head left to discover the second double bedroom, a private retreat adorned with woodland wallpaper behind the bed that captures the beauty of the surrounding landscape.

French doors lead directly out onto one of the gardens' many patio areas creating a seamless transition between the interior and the outdoors.





Next door, discover a versatile third bedroom, currently utilised as a delightful music room, offering endless possibilities for personalisation and creative pursuits. It offers the flexibility to become a home office, a cosy reading nook, a serene yoga or meditation space, or even a guest bedroom when needed.

Just off here, a sun room with access out onto the garden provides an additional living area that can easily be transformed to suit your unique needs and lifestyle.



Serving the bedrooms, relaxation awaits in the 4-piece family bathroom.

The centrepiece of the bathroom is the indulgent bathtub, nestled against the cream-tiled wall with sleek chrome wall mounted tap.

This serene space also offers a separate shower enclosure, WC and wash basin adorned with a sleek mirror and tasteful lighting.





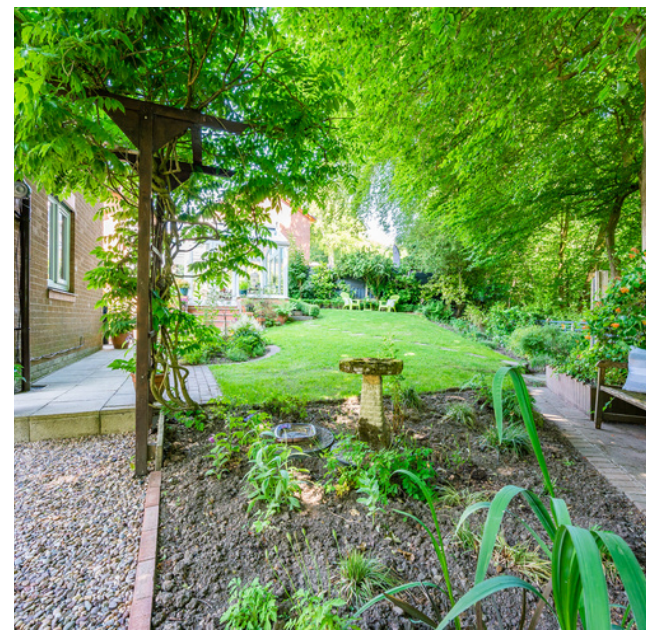
LUSH GARDEN ESCAPES

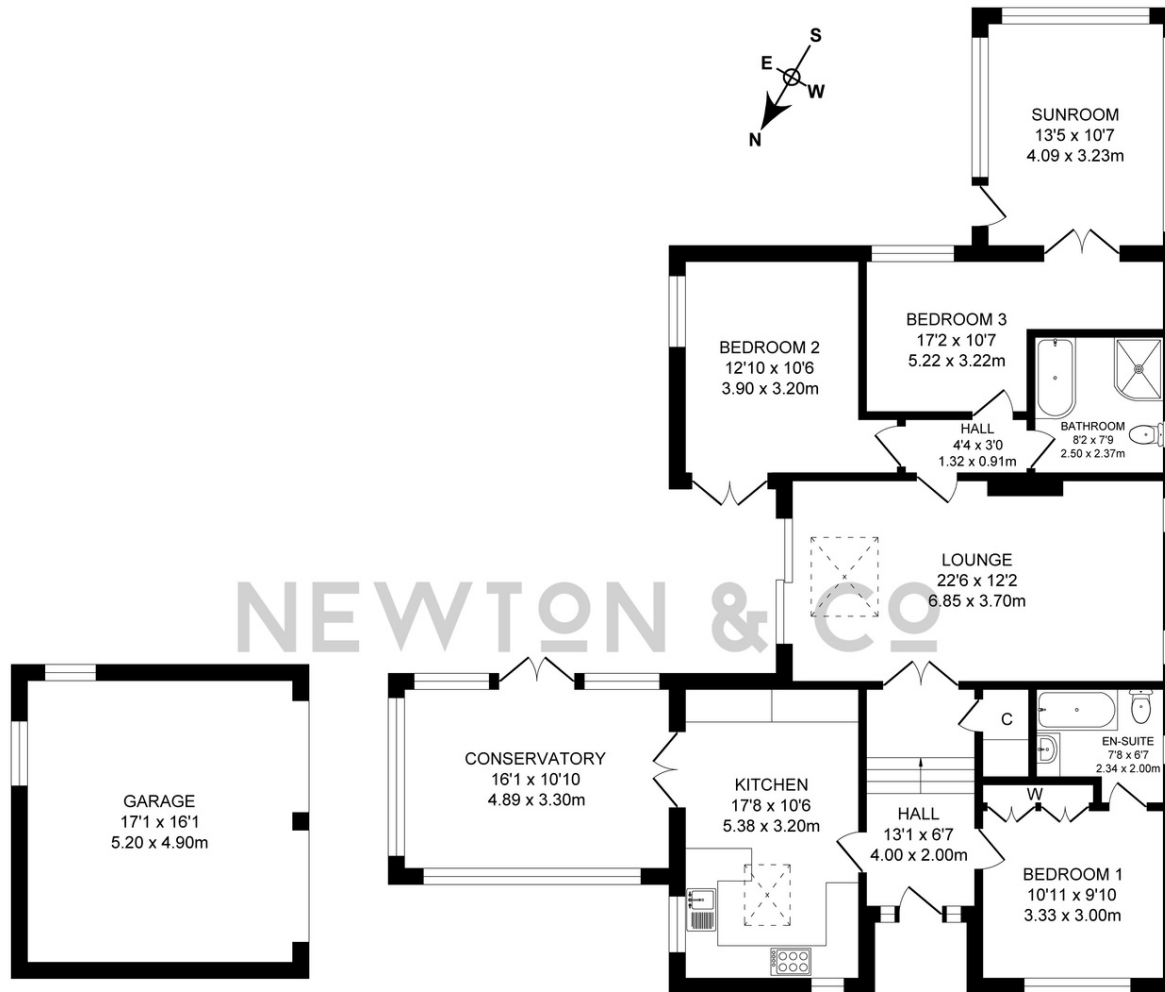
Step outside, and you'll be greeted by a perfectly private, south facing garden oasis, ideal for outdoor gatherings and relaxation. Whether it's enjoying a morning coffee on the various patio areas or hosting a barbecue with friends, this outdoor space is perfect for creating lasting memories. There is ample space for children's play equipment too.

This idyllic retreat seamlessly connects to the picturesque woodland behind, accessed through a contemporary grey gate that leads down to Printers Lane behind, with access down towards Bradshaw Fisheries and The Jumbles.









GARAGE
APPROX. FLOOR
AREA 25.4 SQ.M
(273 SQ.FT.)

APPROX. FLOOR
AREA 137.1 SQ.M
(1476 SQ.FT.)

TOTAL APPROX. FLOOR AREA 162.5 SQ.M. (1749 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FEATURES:

- Split-Level Detached Bungalow
- Prestigious Cul-de-Sac Location
- Three Bedrooms (One Ensuite)
- High Spec Contemporary Kitchen & Bathroom
- Double Garage & Driveway For Two Cars
- South Facing Rear Garden With Woodland Backdrop
- Close to highly sought-after schools
- Walking Distance To Bromley Cross Train Station
- Tenure: Freehold
- EPC Rated: TBC



ON THE DOORSTEP:

One of the highlights of Number 27 Alder Grove 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. 27 is perfectly placed, within a short walk of Bromley Cross Train Station.

In summary, this split-level detached bungalow exudes elegance, comfort, and modern sophistication. With its desirable location, thoughtful design, and meticulous attention to detail, this property is a true gem in a prestigious Bromley Cross setting.





BROMLEY CROSS
BOLTON
BL7 9YL

NEWTON & CO

T: 01204 329975

E: INFO@NEWTONCO.CO.UK

WWW.NEWTONCO.CO.UK

