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 Incorporating: Wright Dickson & Catlow, WDC Estates

**GRANGE ROAD, PLOT 2 THE TREE TOPS
 BROMLEY CROSS, BL7 9GA**



- Superb detached new build
- Approx 3,641 square foot
- 5 / 6 bedrooms, 2 en suites
- Guest WC, Bathroom & Shower rm
- Much admired location
- Part exchange considered
- No upward chain
- Double garage, drive & grdns



£775,000

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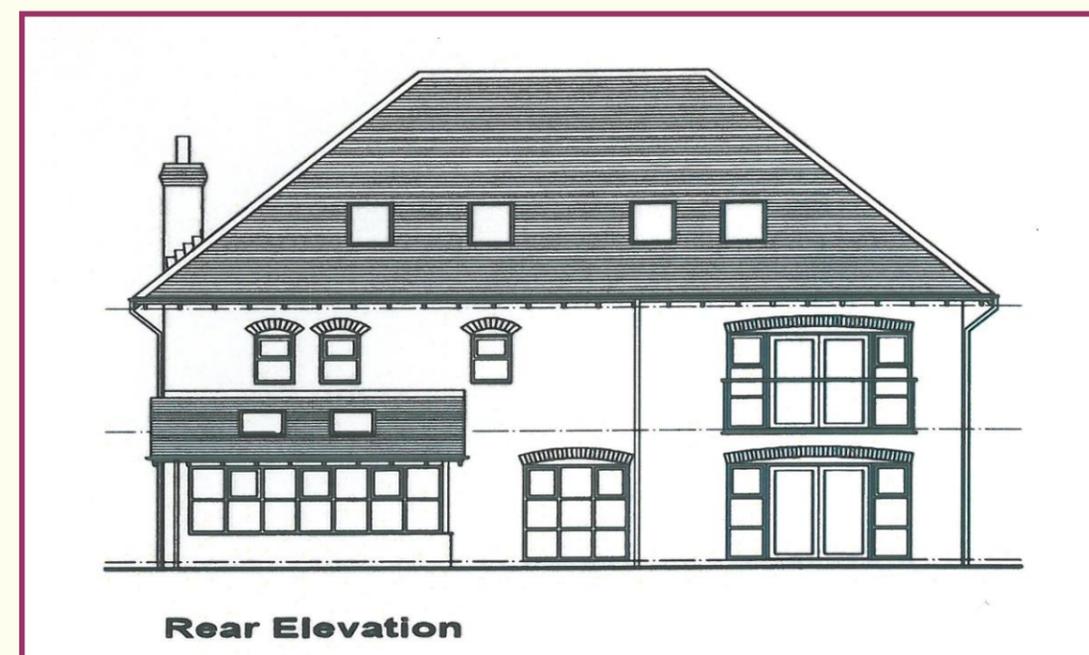
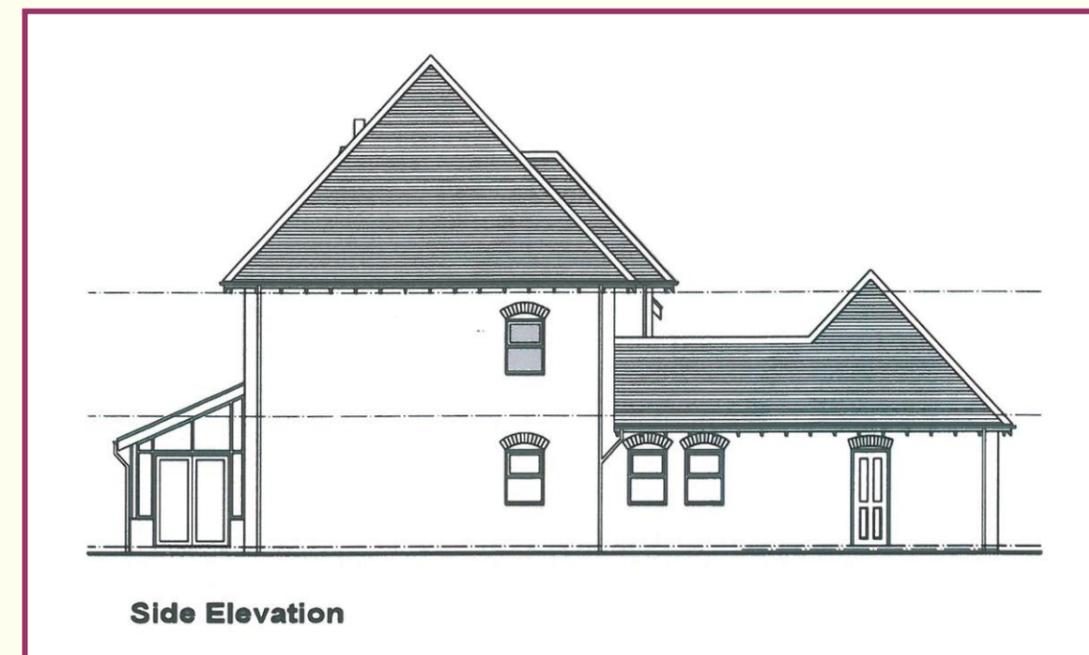
Plot 2 The Tree Tops, is a newly built detached family home which expands to an impressive approx 3,641 square foot of superb, modern living space across three levels with a double garage and set in a generous plot. The development is situated with one of Bolton's most admired positions, being just off Grange Road, in Bromley Cross which itself leads to the Jumbles reservoir and the superb local countryside whilst being only a short walk to Bromley Cross Railway Station which serves Manchester, Bolton and Blackburn, and the ever popular Turton High School is nearby as are excellent everyday amenities such as; shops, primary schools, sports clubs, restaurants and leisure facilities are all within easy reach.

The property has been thoughtfully designed with modern family living in mind, briefly comprising: reception hallway, powder room WC, large lounge, stunning open plan granite kitchen which opens directly into the family / dining room, utility room, landing, master suite with large bedroom, dressing space and en suite, second bedroom with three piece en suite, double third bedroom, study / sixth bedroom, family bathroom, upper level landing, two additional double bedrooms and a shower room suite. There is a double garage, additional driveway parking and the property is set in a good size plot.

We are advised that the standard of the fixtures will be very high throughout with gas central heating, double glazing etc as would be expected in a property of this calibre, however if the property is reserved early enough a choice of fixtures and fittings may be available. We understand that Granite work surfaces, a "range style" cooker, dishwasher and quality flooring will be provided in the kitchen and bathrooms, but this may be subject to change.

The property is expected to be completed by Winter 2016, and, importantly our clients are willing to consider a part exchange, so that may offer an easy move solution.

Please speak Cardwells to discuss this option in more detail, via 01204 381281.



Please note: all viewings are by appointment only through our BOLTON Office