

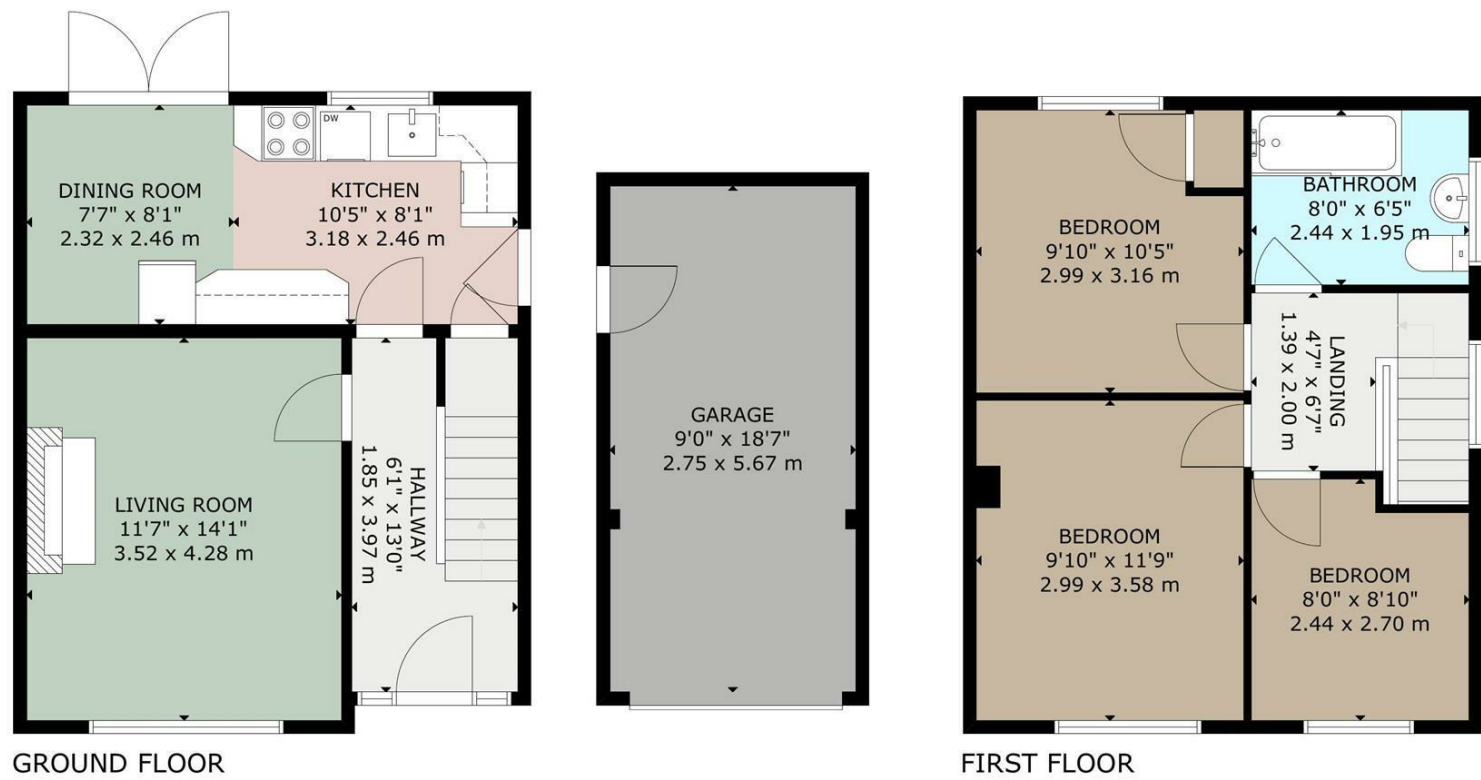


Charles Louis Homes Ltd
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Ramsbottom
Bury
BLO 9HX

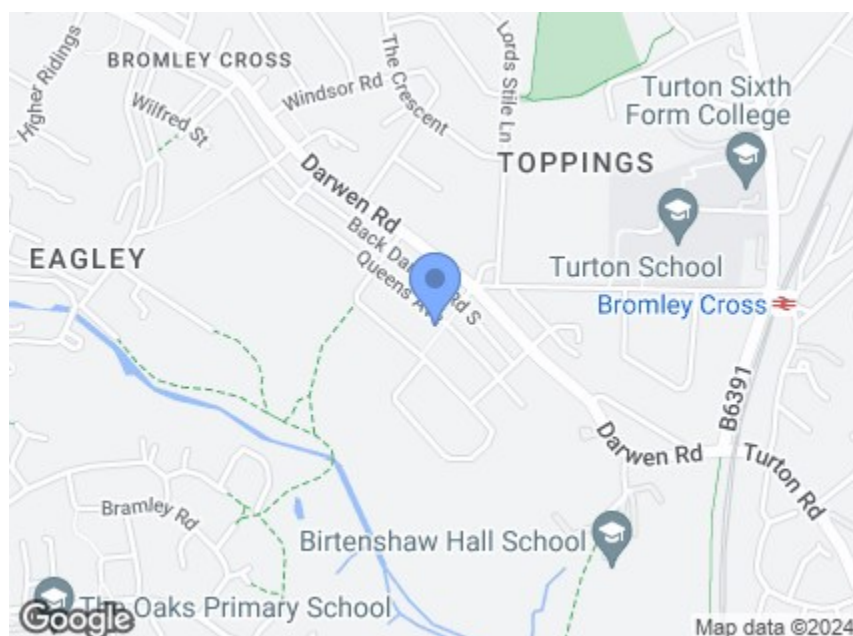
CHARLES LOUIS

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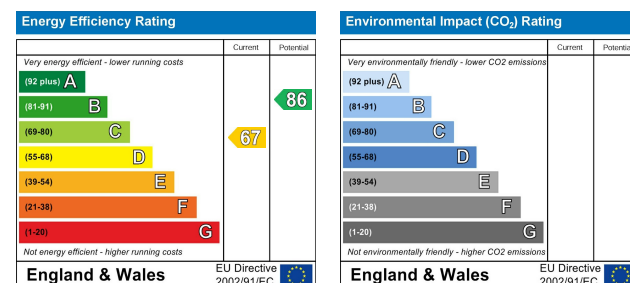


GROSS INTERNAL AREA
TOTAL: 75 m²/807 sq ft
GROUND FLOOR: 37 m²/401 sq ft, FIRST FLOOR: 38 m²/406 sq ft
EXCLUDED AREAS: GARAGE: 16 m²/168 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and continue to follow A676. Turn right onto Turton Rd/B6472 and continue to follow B6472. Next turn left onto Guild St and then right onto Queens Ave.



100 Queens Avenue

Bromley Cross, Bolton, BL7 9BJ

Offers over £240,000



- Three bedroom well presented semi detached house
- Fitted kitchen and dining room
- Garage and driveway parking
- Popular and convenient location

- Gas central heating and fully double glazed
- Modern fitted bathroom suite
- Well maintained garden to rear
- Viewing is highly recommended

100 Queens Avenue

Bromley Cross, Bolton, BL7 9BJ

****THREE BEDROOM SEMI-DETACHED HOUSE****

Charles Louis Homes are pleased to present this charming three-bedroom semi-detached home situated in the incredibly convenient Queens Avenue in Bromley Cross. The property boasts gardens to the front and rear gardens along with a detached garage at the side. Inside, the property features a hallway, lounge, kitchen-diner, three bedrooms, and a family bathroom.

This prime location is within easy walking distance of all your essential needs. Situated on Darwen Road, Bromley Cross offers a range of amenities including shops, mini-supermarkets, cafes, pubs, and restaurants, all just a stone's throw away. Turton High School is nearby for families, and Bromley Cross Train Station is a mere 5-minute stroll, providing easy commuting access throughout the Northwest and beyond. Enjoy the convenience of village life with everything at your fingertips!

Entrance Hallway

6'1 x 13 (1.85m x 3.96m)
uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood effect flooring, radiator and stairs ascending to the first floor.

Living Room

11'7 x 14'1 (3.53m x 4.29m)
With a front facing uPVC double glazed window, coving, gas fire with surround, radiator and power points



Alternative view



Kitchen

10'5 x 8'1 (3.18m x 2.46m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, inset ceiling spot lights.



Dining Room

7'7 x 8'1 (2.31m x 2.46m)
Open plan to the kitchen, tiled flooring, double patio doors leading to the rear patio and garden, inset ceiling spot lights, radiator and power points.



First Floor Landing

4'7 x 6'5 (1.40m x 1.96m)
With a side facing uPVC double glazed window, radiator and loft access.

Master Bedroom

9'10 x 11'9 (3.00m x 3.58m)
Front facing uPVC double glazed window, wooden flooring, coving, radiator, power points and central ceiling light



Bedroom Two

9'10 x 10'5 (3.00m x 3.18m)
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Three

8 x 8'10 (2.44m x 2.69m)
Front facing uPVC double glazed window, coving, radiator, power points



Family Bathroom

8 x 6'5 (2.44m x 1.96m)
Partially tiled with tiled flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



Rear garden

An enclosed private rear garden with a patio area and lawn.



Front garden/ driveway

Mainly laid to lawn with a driveway for 2 vehicles.

Garage

9 x 18'7 (2.74m x 5.66m)
Detached garage with up and over door



Tenure - Leasehold
Council Tax - Bolton Band C