



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **103 Queens Avenue, Bromley Cross, Bolton, BL7 9BJ**

Looking for a property with a large garden plot?? Well this one could be the one for you! Situated in Bromley Cross, we believe this property benefits from one of the biggest garden plots on the development, this three bedroom semi-detached family home is being sold with no upward chain.

**Step Inside-** Into the welcoming entrance hallway, stairs lead to the first floor but first let's take the door into the lounge-diner, a window looks over the front and from the dining area there is access via sliding patio doors into the conservatory. Also on the ground floor is your modern kitchen, featuring white high gloss fitted wall and floor units including sink bowl drainer with a window behind, built in double oven, hob and extractor hood above, a cupboard houses the fridge freezer, a door leads to the spacious garage which has a utility area with a sink unit and plumbed for your washing machine and dryer.

**Bedtime & Baths-** The landing connects you to three good sized bedrooms and your 3 piece family shower room.

**Step Outside-** Into the extremely large rear garden, a pleasant place to sit and relax. It includes lawns and patio areas to position your garden furniture and BBQ. There is a summer house and also a green house, perfect for any gardening enthusiasts! To the front is a double width driveway leading to the garage.

**Out & About-** Situated on Queens Avenue in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester City centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including The Jumbles Country park.

Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

103 Queens Avenue, Bromley Cross, Bolton, BL7 9BJ

**£270,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



**WILLIAM THOMAS**  
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131  
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK



- Semi-Detached Home with an Exceptionally Large Garden Plot
- Lounge-Diner/Conservatory
- Modern Kitchen
- Three Bedrooms
- 3 Piece Shower Room
- Garage with Utility Area
- Desirable Location Of Bromley Cross
- Internal Inspection Highly Advised/No Chain

## 103 Queens Avenue, Bromley Cross, Bolton, BL7 9BJ

Looking for a property with a large garden plot?? Well this one could be the one for you! Situated in Bromley Cross, we believe this property benefits from one of the biggest garden plots on the development, this three bedroom semi-detached family home is being sold with no upward chain.

**Step Inside-** Into the welcoming entrance hallway, stairs lead to the first floor but first let's take the door into the lounge-diner, a window looks over the front and from the dining area there is access via sliding patio doors into the conservatory. Also on the ground floor is your modern kitchen, featuring white high gloss fitted wall and floor units including sink bowl drainer with a window behind, built in double oven, hob and extractor hood above, a cupboard houses the fridge freezer, a door leads to the spacious garage which has a utility area with a sink unit and plumbed for your washing machine and dryer.

**Bedtime & Baths-** The landing connects you to three good sized bedrooms and your 3 piece family shower room.

**Step Outside-** Into the extremely large rear garden, a pleasant place to sit and relax. It includes lawns and patio areas to position your garden furniture and BBQ. There is a summer house and also a green house, perfect for any gardening enthusiasts! To the front is a double width driveway leading to the garage.

**Out & About-** Situated on Queens Avenue in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester City centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including The Jumbles Country park.

Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

103 Queens Avenue, Bromley Cross, Bolton, BL7 9BJ

**£270,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton

**Entrance Hallway**



**Lounge-Diner**



**Conservatory**



**Kitchen**



**First Floor**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Shower Room**



**Outside**





### Additional External Pictures



### Front Driveway & Garage



### Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property