



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

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

Welcome to 109 Queens Avenue...

A mature semi-detached family home, thoughtfully extended to create a wonderfully spacious property with plenty of living space for busy modern life. Within easy walking distance to local shops and amenities, train station and great schools, this home offers a great opportunity for growing families. Briefly comprising of: porch, lounge, second sitting room, large L-shaped kitchen-diner, utility, downstairs W.C., three well-proportioned bedrooms and a 3-piece family bathroom.

A Closer Look...

After parking on the driveway, step through the porch and into the entrance hallway. To your right is a bright and calming lounge, and on the opposite side of the hallway is a second reception room - perfect for a children's playroom or formal dining room! Continue along the hallway to find the spacious kitchen-diner, the real heart of this home. Fitted cream base and wall units have integrated appliances, including oven/grill, 4-ring gas hob with extractor. There are plumbing provisions for your fridge-freezer, dishwasher, washing machine and tumble dryer too. The dining area offers ample space for a family sized table and seating, with patio doors opening up to the rear garden. A smart utility space with your very own 'pot-wash' sink sits just off the kitchen, and leads to a downstairs W.C. with avanity basin.

Off to Bed...

Upstairs, you'll find three well-sized bedrooms and the family bathroom, as well as access to the loft via pull-down ladders for additional storage. The newly fitted combi-boiler is also tucked away in the loft to utilise living space downstairs. The family bathroom is fully tiled in soft grey tones, with a shower above the bath, vanity basin, W.C. and heated towel rail.

Garden...

To the rear of the home is a lovely garden with a patio for your garden furniture and a lawn surrounded by flowerbeds - a lovely spot to enjoy summer weather with the family. There's access to the detached garage through a pedestrian door to the side, and a secure wooden gate leads to the rear lane and front of the

garage.

The Location...

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.

£285,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Extended Semi-Detached Family Home
- Porch
- Two Reception Rooms
- Spacious Kitchen-Diner
- Utility & Downstairs W.C.
- Three Bedrooms
- 3-Piece Bathroom
- Rear Garden & Garage
- Highly Sought After Location in Bromley Cross

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External Elevations



Porch



Entrance Hallway



Lounge



Second Reception Room



Kitchen Diner





Dining Room Additional Pictures



Utility & Downstairs W.C.



First Floor



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom



Garden & Garage



Aerial Plot Picture



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