

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

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

Welcome to 115 Queens Avenue... Nestled in the highly sought-after area of Bromley Cross, this three-bedroom semi-detached family home on Queens Avenue has been renovated by the current owners and is in a desirable location for growing families or professional couples. Briefly comprising of a lounge, kitchen-diner, three well-proportioned bedrooms and a three-piece bathroom. Externally there are front and rear gardens, a driveway and a garage. Conveniently located within walking distance of local shops, schools and Bromley Cross train station.

A Closer Look...

Step through the front door into the welcoming entrance hallway, where you will immediately notice the Karndean flooring underfoot. To your right, you will discover the lounge- a bright and airy space, featuring a large front-facing window, fitted shelving and cabinetry and a stylish feature fireplace. Returning to the hallway, there are two useful under stair storage cupboards, one of which is fitted with power and lighting, offering space for a washing machine. The hallway then opens into the impressive kitchen-diner. Recently fitted with forest green wall and base units, complemented by gold hardware, marble worktops and a striking pink tiled splashback. Integrated appliances include an electric oven, gas hob, extractor hood, matt-finish sink and a fridge freezer. The space offers ample room for a dining table, while sliding patio doors open directly onto the rear garden—perfect for everyday living and entertaining.

Off to Bed...

Upstairs, the property offers three well-proportioned bedrooms and a three-piece family bathroom. The master bedroom is positioned to the front of the home and benefits from fitted wardrobes. Bedroom two is a good-sized double overlooking the rear, also featuring fitted wardrobes, while bedroom three is well-proportioned and could be ideal as a child's bedroom, guest room, or home office. The family bathroom is fully tiled and comprises a vanity wash basin, WC, chrome heated towel rail and a bath with both overhead and handheld shower fittings.

Step Outside...

Externally, the rear garden has been recently renovated to a high standard. A large porcelain-tiled patio provides the perfect space for outdoor seating and entertaining during the warmer months, while the lawn is bordered by planting beds, ideal for gardening. A gate offers convenient side access to the driveway,

which provides off-road parking for two to three vehicles, along with a garage complete with an up-and-over door

Out And About...

Positioned in a popular Bolton suburb, Queens Avenue benefits from excellent local amenities. Within approximately a 10-minute walk, you'll find the nearest Co-op Food and Sainsbury's Local, several highly regarded schools such as Eagley Infant and Junior Schools and Turton High School, leisure facilities, Jumbles Country Park and excellent transport links with Bromley Cross train station being just under a mile away. This property at Queens Avenue provides a wonderful blend of comfort, convenience, and potential. Viewings are highly recommended to appreciate the space and position this home has to offer.

£280,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Semi-Detached Three Bedroom Family Home
- Recently Renovated
- Lounge
- Kitchen-Diner
- Three Well-Proportioned Bedrooms
- Three-Piece Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Close To All Local Amenities

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Front Elevations



Entrance Hallway



Lounge





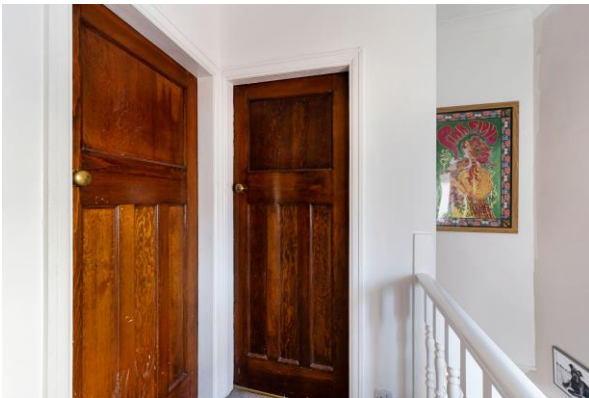
Kitchen-Diner



Kitchen-Diner



First Floor Landing



Master Bedroom



Bedroom Two



Bedroom Three



Three-Piece Bathroom



Rear Garden



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