



Queens Avenue, Bromley Cross

Offers Over £230,000

**Miller Metcalfe**  
*Every step of the way*

# Queens Avenue

Bromley Cross, Bolton

Offered with no onward chain, this attractive three bedroom semi detached house presents an excellent opportunity for families and professionals seeking a well located home in a popular residential area. The property is situated close to highly regarded schools and a range of local amenities, making it ideal for those who value convenience and a strong community atmosphere. Upon entering, you are welcomed into a spacious hallway that leads to a bright and inviting living room, perfect for relaxing or entertaining guests. The dining kitchen area provides ample space for family meals and gatherings, while the well appointed kitchen features a range of fitted units and integrated appliances offering both functionality and style. Upstairs, the property boasts three generously sized bedrooms, each with plenty of natural light and flexible layouts to accommodate a variety of furnishings. The modern family bathroom is finished to a high standard, with contemporary fixtures and fittings designed for comfort and ease of use. Additional benefits include double glazing throughout, gas central heating, and thoughtful storage solutions to ensure the home remains clutter free. A driveway to the front of the property provides valuable off road parking for multiple vehicles, a sought after feature in this area. This home is ideally positioned for access to public transport links, making commuting straightforward, and is within easy reach of shopping facilities. Whether you are looking to upsize, downsize, or invest in a property with strong rental potential, this well maintained house is ready for immediate occupation and offers scope for personalisation to suit your individual taste. Viewing is highly recommended to fully appreciate the generous proportions, practical layout, and excellent location of this appealing family home. With its combination of modern comforts, versatile accommodation, and proximity to essential amenities, this property represents a fantastic opportunity to secure a home in a sought after neighbourhood. Contact us today to arrange your viewing and take the first step towards making this desirable house your new home.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

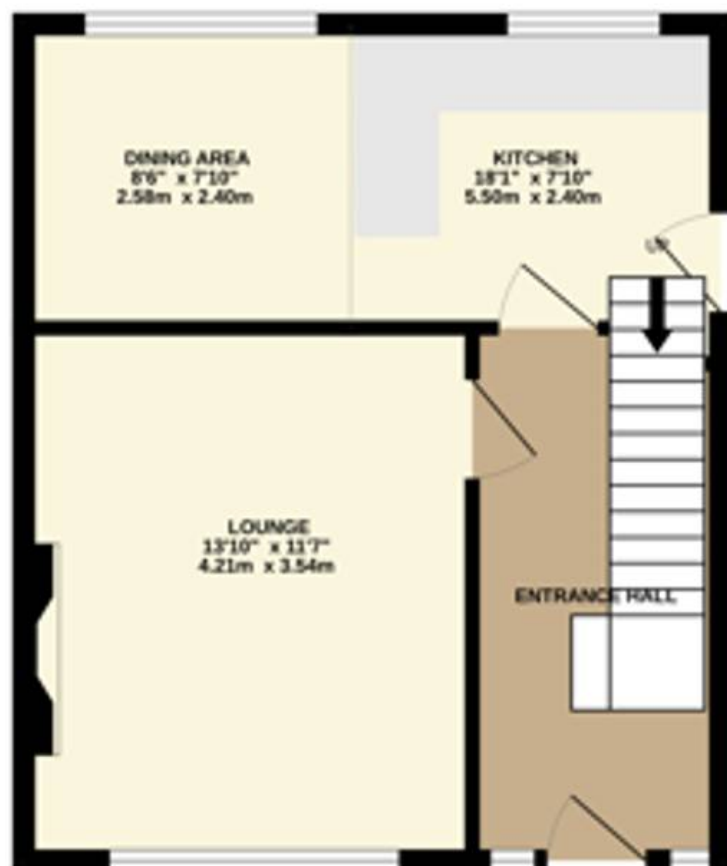
EPC Environmental Impact Rating:



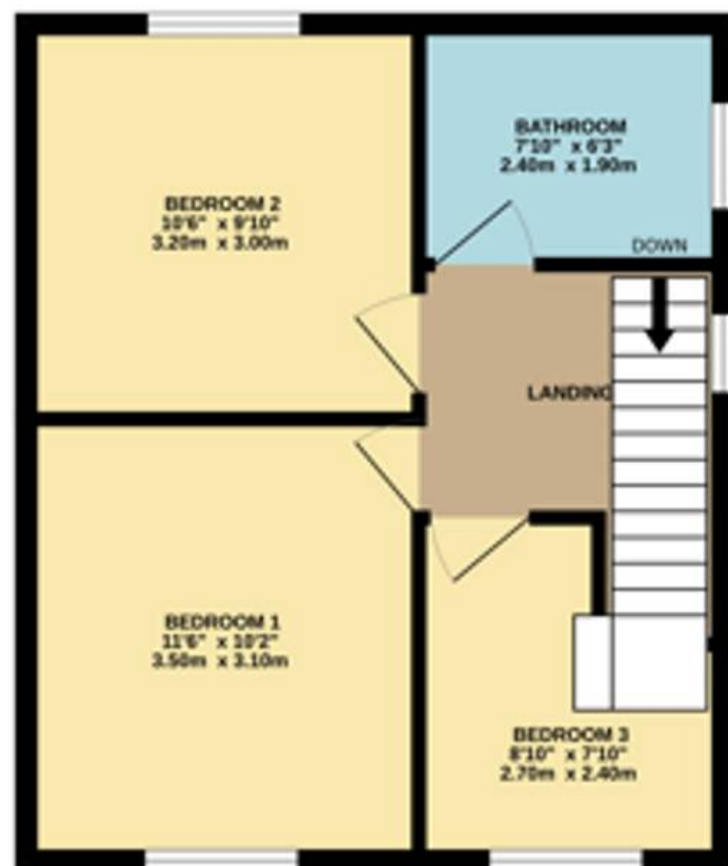




GROUND FLOOR



1ST FLOOR



# Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92+) <b>A</b>                              |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            | 71                         | 78                                                                                    |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |

Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

**Miller Metcalfe**  
*Every step of the way*