

QUEENS AVENUE, BROMLEY CROSS, BL7 9BL

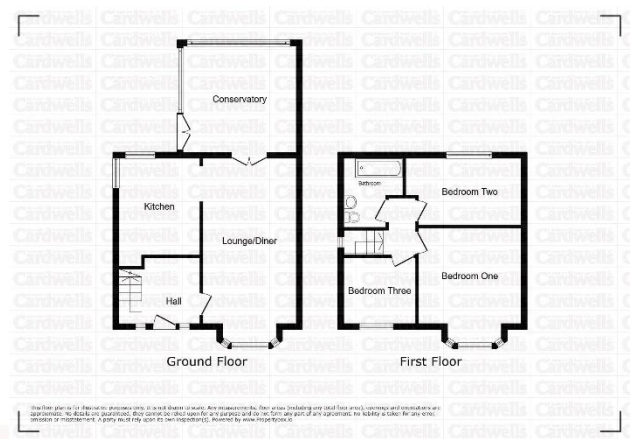
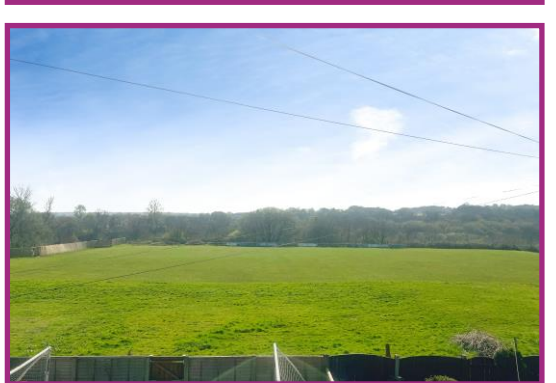


- Wonderful far reaching views
- Countryside beyond the garden gate
- In the heart of Bromley Cross Village
- Three bedroom semi detached
- Conservatory to the rear
- Generous lounge / diner, fitted kitchen
- White bathroom suite, reroofed 2024
- Garage & driveway parking



Offers in Excess of £240,000

BOLTON 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: bolton@cardwells.co.uk	BURY 14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk	LETTINGS & MANAGEMENT 11 Institute St, Bolton, BL1 1PZ T: 01204 381 281 E: lettings@cardwells.co.uk
--	---	---



Enjoying fabulous and far reaching views is this three bedroom semi detached family home enjoying a private gate from the rear garden out onto the field and football pitch beyond the boundary. This family home enjoys of rural feel, whilst being within the heart of Bromley Cross Village, importantly being within walking distance of: Turton High School, Canon Slade School, Eagkey, & St John's. The village shops, restaurants and sporting facilities are all within easy reach, as is the Jumbles Country Park, Jumbles Reservoir, and the the West Pennine Moors. Importantly Bromley Cross railway station which is also within walking distance and this directly serves: Manchester, Salford, Bolton and Blackburn. We understand that the property had been reroofed within (approximately) the last two years, partially repointed, and has undergone decorative improvements throughout.

The accommodation extends to around 68 square metres/731 square feet and briefly comprises, reception hallway, spacious lounge/diner, fitted kitchen, conservatory through which the views can be admired, first floor landing, three bedrooms and family bathroom. Externally there is a garage and driveway parking, pretty front garden and an easy maintenance rear garden with astroturf lawn and patio space. The family home benefits from uPVC double glazing, gas combination central heating, an alarm and views that must be seen to be fully appreciated. In the first instance there is a walk through viewing video available to watch and then a private viewing can be arranged by calling; Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 68 square metres/731 square feet over two levels.

Reception hallway: uPVC double glazed entrance door with matching uPVC windows to the side and above, stairs off to the first floor, quality flooring which flows through the hallway and into the lounge/diner.

Lounge diner: 20' 9" x 10' 10" (6.322m x 3.294m) Measured at maximum points into the uPVC window which is complete with fitted blinds, two radiators, double doors off to the conservatory, archway into the fitted kitchen.

Conservatory: 11' 1" x 10' 11" (3.376m x 3.316m) uPVC double glazed windows to 3 elevations the views to the rear across the football pitch and beyond a fabulous, uPVC double doors off to the rear garden.

Fitted kitchen: 11' 2" x 7' 5" (3.414m x 2.255m) Established fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, double oven/grill, gas hob with extractor over, uPVC window with fitted blinds to side, uPVC window with fitted blinds to the rear which enjoys the super view, concealed Ideal Logic Combi C30 gas combination central heating boiler.

First floor landing: 5' 11" x 2' 8" (1.816m x 0.818m) Neutrally decorated, loft access point to the loft space which we understand to be helpful boarded for storage.

Bedroom 1: 12' 7" x 10' 1" (3.823m x 3.069m) uPVC bay window to the front with fitted blinds, radiator, quality carpeting, neutral decorations.

Bedroom 2: 11' 5" x 7' 9" (3.470m x 2.366m) New PVC window to the rear enjoying the wonderful far reaching views, radiator, quality carpeting, neutral decorations.

Bedroom 3: 8' 4" x 7' 7" (2.536m x 2.315m) A thoughtfully designed third bedroom with fitted bedroom furniture providing: wardrobe, dressing/study table and drawers, display shelving and built under bed storage space and drawers.

Bathroom: 8' 0" x 6' 10" (2.430m x 2.085m) A white three-piece bathroom suite comprising: high system WC, pedestal wash hand basin and bath with fitted glass shower screen and electric shower, ceramic wall tiling, radiator.

Garage: Timber garage

Driveway: The driveway leads to the garage down the side of the property, and is wider to the front of the property so may accommodate side by side off road parking.

Plot size: Plot size is around 0.04 of an acre.

Rear garden: The rear garden offers a superb blend of family friendly play space finished in astroturf and patio space ideal for entertaining and al fresco dining.

EPC: The EPC rating is D and the certificate is valid until 4th February 2034.

Chain details: The property is sold with a further upward chain the details of which will be established in due course.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a remaining term of around 897 years. Our client advises us that the annual ground rent is not an increasing amount, and it has not been collected during their ownership period.

Council tax: The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2,015.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

