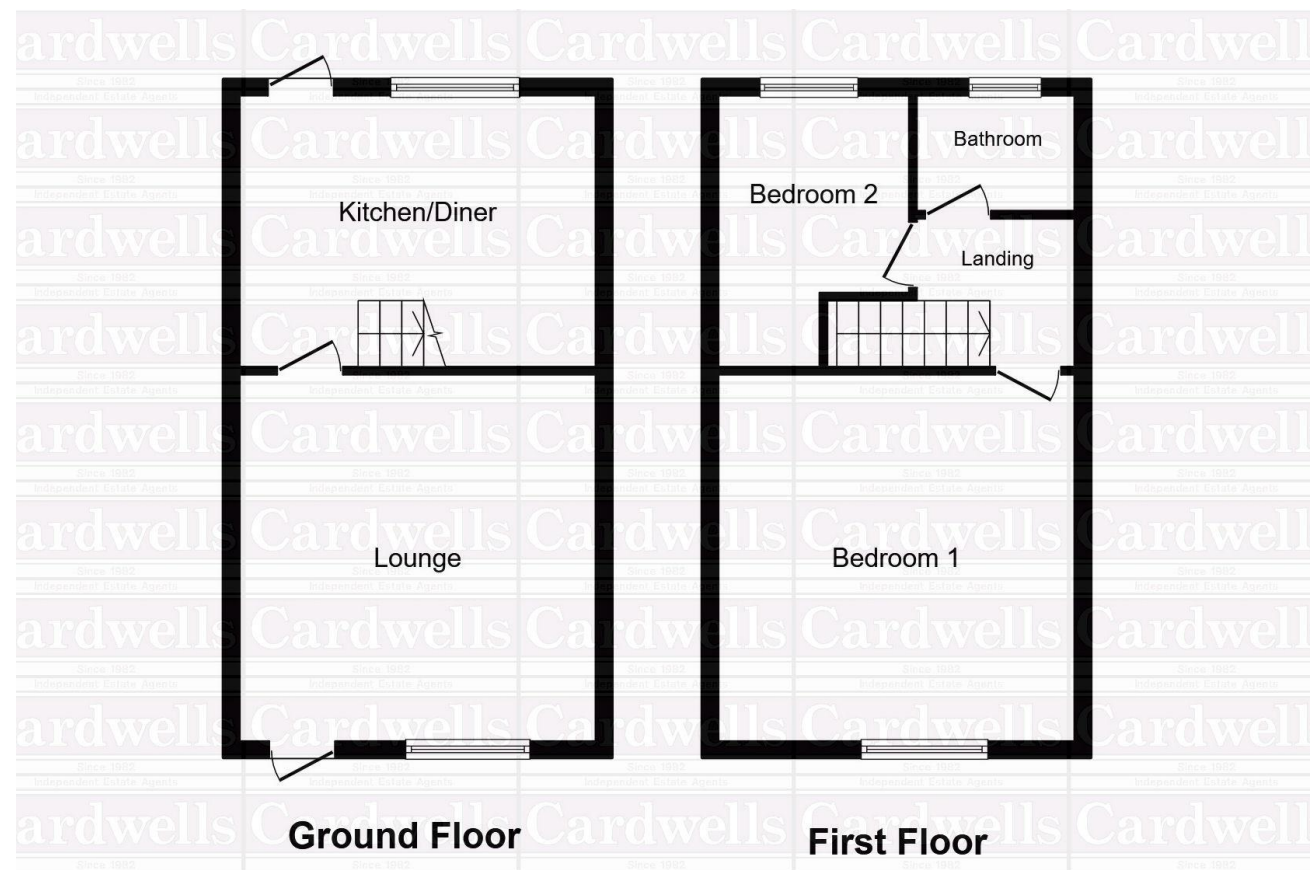
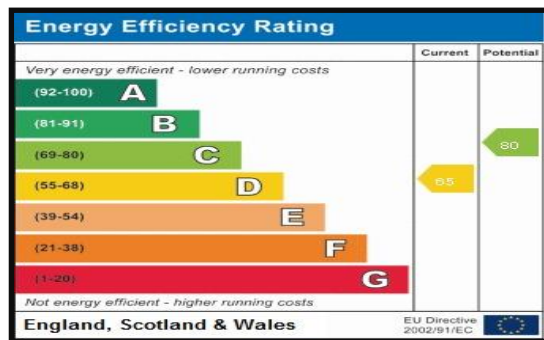




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QUEENS AVENUE, BROMLEY CROSS, BL7 9BL



- No onward chain
- Well presented two bed mid terrace
- Kitchen/dining room
- Three piece family bathroom
- Close to the village centre and it's amenities
- Low maintenance front and rear gardens
- Gas central heating/UPVC double glazing
- Close to many commuter routes



£190,000

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
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated on a quiet residential street within the highly desirable and well regarded village of Bromley Cross, this attractive two bedroom home is offered to the market with no onward chain and presents an excellent opportunity for first-time buyers, downsizers or those seeking a property in a convenient yet peaceful location. The property enjoys an enviable position adjacent to a local park and benefits from excellent access to the wide range of amenities available within Bromley Cross. Local shops, cafés, restaurants and everyday conveniences are all within easy reach, whilst the surrounding countryside offers an abundance of scenic walks and outdoor pursuits, including nearby reservoirs and the West Pennine Moors. The area is particularly popular with families due to the selection of highly regarded schools and nurseries nearby. Bromley Cross Railway Station is approximately 0.4 miles away, providing regular services to Bolton, Manchester, Blackburn and beyond, making the location ideal for commuters. The accommodation briefly comprises an inviting lounge to the front elevation and a spacious kitchen/dining room to the rear, creating an ideal layout for both everyday living and entertaining. To the first floor are two well proportioned bedrooms together with a three piece family bathroom. Externally, the property benefits from a low maintenance front garden, whilst to the rear there is an enclosed yard providing private outdoor space. An outhouse Wc and additional storage areas offer further practicality and convenience. Combining comfortable accommodation, a sought after village setting, excellent schooling, nearby countryside and superb transport connections, this property represents an exceptional opportunity to purchase a home in one of Bolton's most desirable residential locations. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 1" x 14' 3" (4.29m x 4.34m) Ceiling light point, laminate affect flooring, electric fire and surround, double glazed window to the front, radiator.

Dining Kitchen 14' 1" x 10' 4" (4.29m x 3.15m) Downlights, radiator, double glazed window to the rear, door leading to the rear yard, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, electric oven, space for a washing machine and a fridge freezer.

Landing 5' 0" x 6' 0" (1.52m x 1.83m) Ceiling light point, loft access.

Bedroom One 14' 3" x 14' 2" (4.34m x 4.31m) Ceiling light point, double glazed window to the front, radiator.

Bedroom Two 10' 6" x 7' 9" (3.20m x 2.36m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom 6' 1" x 5' 2" (1.85m x 1.57m) Downlights, extractor fan, double glazed window to the rear, three-piece suite incorporating a WC, wash basin, panel bath with mixer tap, wall mounted vertical ladder radiator, tiled splashback to the walls.

Externally Small garden to the front, paved yard to the rear giving access to an outside toilet and storage area.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 25 March 1876

Council tax: Cardwells estate agents Bolton research indiates the property is band A annual cost £1600

Flood risk area: Cardwells estate agents Bolton research indiates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indiates the property is not in a conservation area

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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).

