

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.

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

Welcome to 83 Queens Avenue... Nestled in the highly sought-after area of Bromley Cross, this three-bedroom semi-detached family home on Queens Avenue, a desirable location for growing families or professional couples. Offered for sale with no onward chain, this property comprises of a lounge, kitchen-diner, three bedrooms, 3-piece bathroom, front and rear gardens, driveway and garage. Conveniently located within walking distance of local shops, schools and Bromley Cross train station.

A Closer Look...

Step through the front door and to your left is a spacious lounge with a feature fireplace to add a cosy focal point. To the rear of the home is the kitchen-diner, ideal for family living, with views overlooking the rear garden. The kitchen is fitted with gloss base and wall units, a built in oven, hob and space for a fridge freezer and a washing machine. There is an additional storage cupboard perfect for miscellaneous items.

Off to Bed...

Upstairs, there are three well-proportioned bedrooms and three-piece bathroom. The master bedroom is a generous double benefitting from an in-built storage cupboard. Bedroom two is also a good size double with views over the rear garden, while Bedroom three is a spacious single positioned to the front of the property with lovely aspects. The three-piece bathroom is fitted with a wash basin, Wc and bath with overhead shower. Here you will also find a storage cupboard.

Step Outside...

Externally the home is complemented by gardens to both the front and rear, providing outdoor space for relaxation, play, or pottering in the garden. A driveway offers off-road parking and leads to a detached garage, providing additional storage or parking.

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.

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Whether you are looking for a well-located family home or an investment, 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.

£225,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

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- Semi-Detached Family Home
- Lounge
- Kitchen-Diner
- Three Bedrooms
- Three-Piece Bathroom
- Front And Rear Gardens
- Driveway
- Garage
- No Chain
- Close To All Local Amenities

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Front Elevation



Entrance Hallway



Lounge



Kitchen-Diner



Landing



Master Bedroom



Bedroom Two



Bedroom Three



Three-Piece Bathroom



Rear Garden



Views



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