



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

24 Queens Avenue, Bromley Cross, Bolton, BL7 9BL

A mature semi-detached property, backing onto playing fields with beautiful views!

Step Inside- Into the welcoming entrance hallway, stairs lead to the first floor but first let's take the door into the lounge-diner, a window looks over the front and there is access via double doors into the conservatory. This provides wonderful views the football field, woodland and over towards Winter Hill. Also on the ground floor is your kitchen featuring cream fitted wall and floor units including sink bowl with a window behind, taking advantage of the playing field views. There is a built in oven, gas hob and extractor hood above.

Bedtime & Baths- The landing connects you to three bedrooms and your 3 piece family bathroom. Bedroom two offers stunning views to the rear.

Step Outside- Into the landscaped rear garden, a pleasant place to sit and relax with open views. A flagged patio area is perfect to position your garden furniture and BBQ. Steps lead down to an Astro-turfed lawned area, ideal for the kids to play. A gate from this area leads out to the playing field. To the front is a block paved driveway leading to the timber garage.

Out & About- Situated on Queens Avenue in Bromley Cross, a convenient location if you need to be within walking distance of the train station taking you straight to Manchester city centre. The village has lots to offer including shops, cafes, restaurants and bars as well as doctors, dentist, optician, library and much much more. When you want to get out for tranquil walks you have the fabulous countryside on your doorstep including The Jumbles Country park. Bromley Cross has a choice of excellent schools close by including Eagley Primary and Turton High School just a short distance away.

24 Queens Avenue, Bromley Cross, Bolton, BL7 9BL

£225,000

www.williamthomasstates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Mature-Semi Detached House
- Backing onto Playing Fields with Fantastic Views
- Lounge-Diner
- Kitchen/Conservatory
- 3 Bedrooms
- 3 Piece Bathroom
- Gardens/Driveway/Timber Garage
- Close to First Class Schools & The Rail Station
- Internal Inspection Highly Advised

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Entrance Hall



Lounge-Diner



Conservatory



Kitchen



First Floor



Bedroom 1



Bedroom 2



Bedroom 3



3 Piece Bathroom



Outside



Additional Pictures



Rear Views



Driveway



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