



**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 \_\_\_\_\_

## **26 Queens Avenue, Bromley Cross, Bolton, BL7 9BL**

**Welcome to Queens Avenue...**A renovated and modernised detached true bungalow situated in a sought-after area of Bromley Cross. Offered with no onward chain, this gem of a home presents a perfect combination of comfort, style and convenience. Briefly comprising lounge, modern kitchen, two double bedrooms, and a lovely 4-piece bathroom, this delightful bungalow is designed for a comfortable and relaxed lifestyle.

### **A Closer Look...**

After parking on the block-paved driveway, step through the front door and entrance vestibule into the entrance hallway. Plush grey carpets have been newly fitted throughout the home, welcoming you home with comfort. To your left is the bright and airy lounge, thanks to dual aspect windows. This leads through into the newly installed modern kitchen, which boasts light grey handle-less base and wall units, as well as integrated oven, microwave, washing machine, induction hob and extractor hood. A composite door leads to the rear garden.

### **Off to Bed...**

Back along the hallway, there are two double sized bedrooms, both with lovely plush grey carpets. The part tiled bathroom has been recently fitted with a 4-piece suite, including a large walk-in shower with rainfall showerhead, a bathtub with shower attachment, pedestal basin, W.C., and chrome heated towel rail.

### **Outside Oasis...**

To the rear is a generously sized garden, with a pleasant outlook over playing fields and mature woodland. A pedestrian gate offers convenient access to the driveway, and there is a path around the other side of the house. To the front is block paved paths with mature planting, and to the side is a driveway and separate garage with up-and-over door.

### **The Location...**

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.

**£0.00**

**[www.williamthomasstates.co.uk](http://www.williamthomasstates.co.uk)**

454 Darwen Road Bromley Cross Bolton



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- Immaculately Presented True Bungalow
- Renovated & Modernised Throughout
- Lounge
- Newly Fitted Modern Kitchen
- Two Bedrooms
- Brand New 4-Piece Bathroom
- Garden to Rear Backing onto Fields
- Driveway & Garage
- Highly Sought-After Location
- Viewing Highly Recommended

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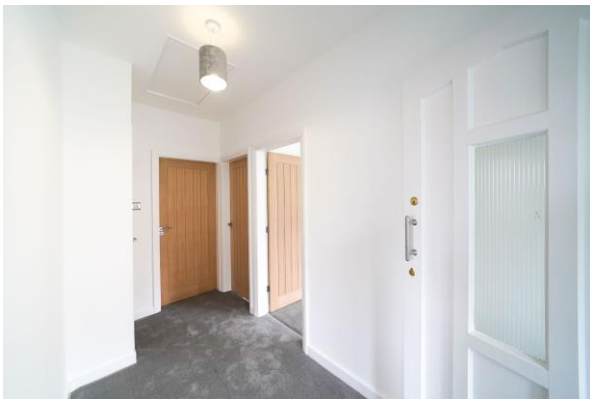
**Front Elevation**



**Entrance Vestibule**



**Hallway**



Lounge



Kitchen





**Kitchen Additional Pictures**



**Bedroom One**



**Bedroom Two**





**Bathroom**





**Garden and View**



**Driveway and Garage**

