

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.

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

The Property...

Welcome to 29 Queens Avenue, a garden fronted two bedroom mid terraced house. The property is offered with no upward chain, a great opportunity for a first time buyer or investor.

Step Inside...

Into the generous sized lounge with a window looking over the front of the property. A door leads through to the Kitchen-diner, featuring grey wall and floor units, an oven and hob with extractor hood above. **An** exit door from the kitchen leads to the rear courtyard.

To the first floor you'll discover two excellent sized bedrooms and a 3 piece bathroom. Bedroom one benefits from pleasant views of part of the playing fields with woodland beyond.

Step Outside..

Into the rear flagged courtyard where you can set up your garden furniture to sit and relax.

Out & 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. 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.

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

£175,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Spacious Mid Terraced House
- Lounge
- Kitchen-Diner
- Two Good Sized Bedrooms
- 3 Piece Bathroom
- Garden
- Internal Inspection Highly Advised
- No Chain

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Front Elevations



Lounge



Kitchen-Diner



Bedroom 1



Bedroom 2



3 Piece Bathroom



Rear Garden





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