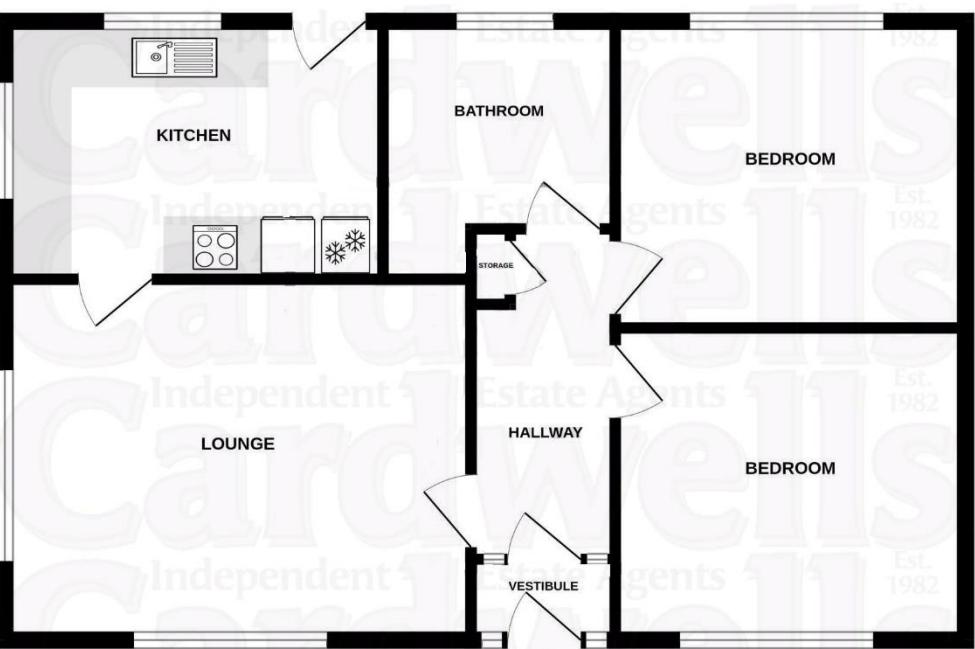
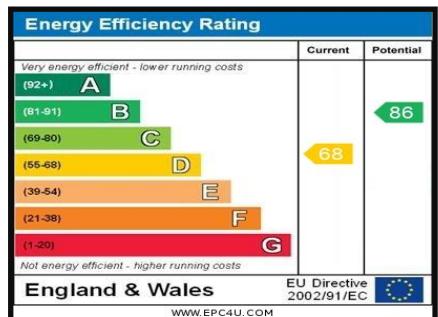


**QUEENS AVENUE, BROMLEY CROSS, BL7 9BL**



- Recently refurbished bungalow
- Fabulous open views to rear
- Walking distance to railway station
- Comprehensively upgraded throughout
- Stylish kitchen with integrated appliances
- Modern four piece bathroom suite
- 2 double bedrooms, gas ch, db glzng
- Garage & driveway parking. No chain



**Offers Over £270,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



A recently comprehensively refurbished and upgraded detached bungalow which enjoys wonderful far reaching views to the rear yet is only a few minutes walk away from Bromley Cross railway station (which directly serves Manchester, Salford, Bolton and Blackburn), Turton High school, Bromley Cross Village shops and restaurants, superb sporting and leisure facilities, and is just a short walk away from some beautiful local countryside including The Jumbles Reservoir and Country Park and The West Pennine Moors. The refurbished bungalow is ready to move into and benefits from a beautiful new professionally fitted kitchen complete with integrated appliances, a modern white four piece family bathroom suite, new roof, rendering, thick carpeting, neutral decorations. The accommodation on offer briefly comprises: entrance vestibule, reception hallway, lounge/diner, luxury fitted kitchen which enjoys the wonderful views from the rear window, master bedroom which enjoys the far reaching views to the rear, double second bedroom and beautiful four piece bathroom suite complete with shower enclosure and separate bath. Externally there is a single garage served by a driveway providing additional private off-road car parking space, predominantly lawn gardens with excellent patio space, perhaps ideal for entertaining/barbecuing. The bungalow benefits from double glazing, gas central heating and importantly is offered for sale with no further upward chain delay and early vacant possession, meaning that's a prompt completion can be arranged once the sale is agreed. There really is a great deal to admire and viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch and then a personal viewing inspection can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: Bolton@Cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule:** 4' 11" x 2' 8" (1.509m x 0.813m) Arched UPVC windows around a central UPVC entrance door, tiled floor.

**Reception hallway:** 11' 7" x 4' 10" (3.530m x 1.480m) Built-in cloaks storing space, quality carpeting, neutral decorations.

**Lounge/diner:** 12' 4" x 15' 11" (3.761m x 4.839m) A very light room with UPVC windows to both the front and the side, large radiator, quality carpeting, neutral decorations.

**Kitchen:** 9' 0" x 12' 10" (2.733m x 3.908m) A stylish and brand-new fitted kitchen providing an excellent range of matching: drawers, base and wall cabinets, integrated oven/grill, integrated microwave oven, integrated washing machine, electric hob with matching extractor over space for a freestanding fridge freezer. The view from the rear kitchen window is fabulous enjoying the aspect over the garden, beyond the football field, and for miles towards Winter Hill to the West and over woodland countryside and rooftops towards the South West. There is an additional UPVC window to the side and the quality rear entrance door.

**Bedroom One:** 11' 11" x 10' 7" (3.622m x 3.238m) This bedroom is to the rear of the property and enjoys the fabulous farm reaching views, quality carpeting, radiator, neutral decorations.

**Bedroom Two:** 11' 11" x 10' 8" (3.620m x 3.249m) UPVC window to the front, radiator, quality carpeting, neutral decorations.

**Bathroom:** 8' 9" x 7' 10" (2.671m x 2.394m) A beautiful four piece bathroom suite providing: a generous shower enclosure with both hand held and overhead shower options, bath with hand held shower facility, dual flush Roca WC and matching pedestal wash hand basin, complementary ceramic floor and wall tiling, large heated towel rail, neutral decorations, UPVC window, extractor fan.

**Plot size:** The overall approximate plot size extends to around 0.08 of an acre.

**Garage:** There is a single garage with up and over vehicle access door to the front. The garage is served by a brick paved driveway providing additional private off-road car parking for around two cars.

**Outside:** The front garden enjoys mature shrubs and small trees which enhance the privacy to the front. The rear garden is enclosed and predominantly laid to lawn with additional patio areas ideal for alfresco dining, well stocked raised flowerbeds.

**Chain details:** The properties offered for sale with early vacant possession and no further upward chain delay, it is hoped that a prompt completion can be arranged when the sale is agreed.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold. Length of lease to be confirmed.

**Bolton Council Tax Band:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is D at an annual cost of around £2,147 per annum.

**Flood Risk Information:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

**Conservation Area:** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: Bolton@Cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting a property 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](http://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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

