



QUEENS AVENUE

BROMLEY CROSS

Searching for a modern three bedroom home in Bromley Cross?

Drive down the popular Queens Avenue, just off Darwen Road in the heart of Bromley Cross to discover this brand newly refurbished semi-detached family home.

Park up on the paved driveway and head on through the entrance door into the hallway where grey wood laminate flooring teams with the bright white walls for a fresh welcoming feel.







Follow the door to the left, into the living room, light and bright courtesy of the large window looking out over the front garden. Oak doors complement the freshly painted white walls and new grey carpeting.



Next door, discover the open plan kitchen/ diner with fitted wall and base units in a grey gloss finish. Seamlessly integrated within is a built-in oven, fridge, freezer, dishwasher and washing machine.

A marble effect countertop houses the 4-ring halogen hob, sweeping around to form a breakfast bar.

A contemporary sink with drainer looks out over the rear garden.

There's access to the under stair storage cupboard along with a UPVC door that leads out onto the side aspect.

Laminate flooring flows through to the dining area where a large UPVC window looks out over the rear garden.





Back in the hallway, climb the white spindled staircase to the first floor where three bedrooms await.

To the front of the property is the main bedroom. Decorated in neutral tones, this room comes with plenty space for a double or king sized bed along with space for a full set of furniture.



Next door, a second double bedroom looks out over the rear garden.



The third bedroom, a single, sits to the front aspect with built-in cupboard, also perfect as a dressing room, office or nursery.



Completing the interior, a contemporary four-piece bathroom comes with WC, pedestal wash hand basin, bath and separate shower enclosure with large marble effect tiling.



Features:

- Semi-Detached Family Home
- Brand Newly Renovated
- Three Bedrooms
- Modern Kitchen & Bathroom
- Driveway Parking
- Front & Rear Garden
- Popular Location
- Close To Local Amenities
- 5 Minute Walking Distance To Bromley Cross Train Station
- Tenure: Freehold
- EPC Rated: C
- No Chain

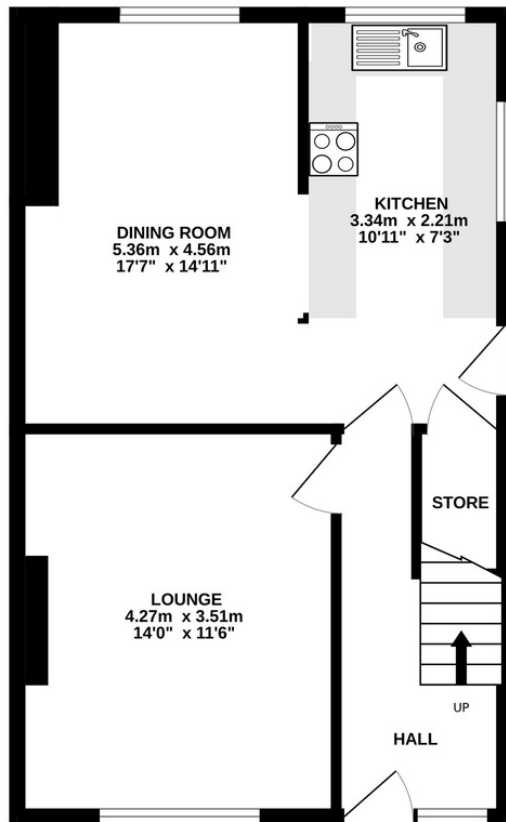


Step outside:

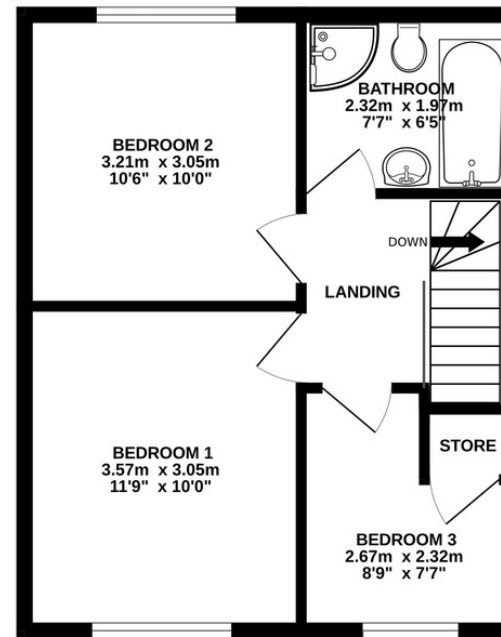
Back downstairs, step out into the rear garden. A paved patio provides a perfect place for summer barbeques with a timber storage shed to the rear.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.



1ST FLOOR
36.4 sq.m. (391 sq.ft.) approx.



Out and about:

Tucked away off Darwen Road, Number 105, Queens Avenue occupies a convenient position in the neighbourhood.

Well placed with Bromley Cross Train Station only a couple of minutes walk away, families are also well provisioned for, with Eagley, Turton High School and Canon Slade close by. With so many local pop up bars and restaurants available, look forward to weekends spent exploring the delicacies on offer in the locale. The Retreat, Nook and Cranny and Turton Wines, to name a few. For fresh air and exercise, pull on your walking boots and hike to The Last Drop village, Jumbles, Entwistle or Wayoh Reservoirs too.



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