

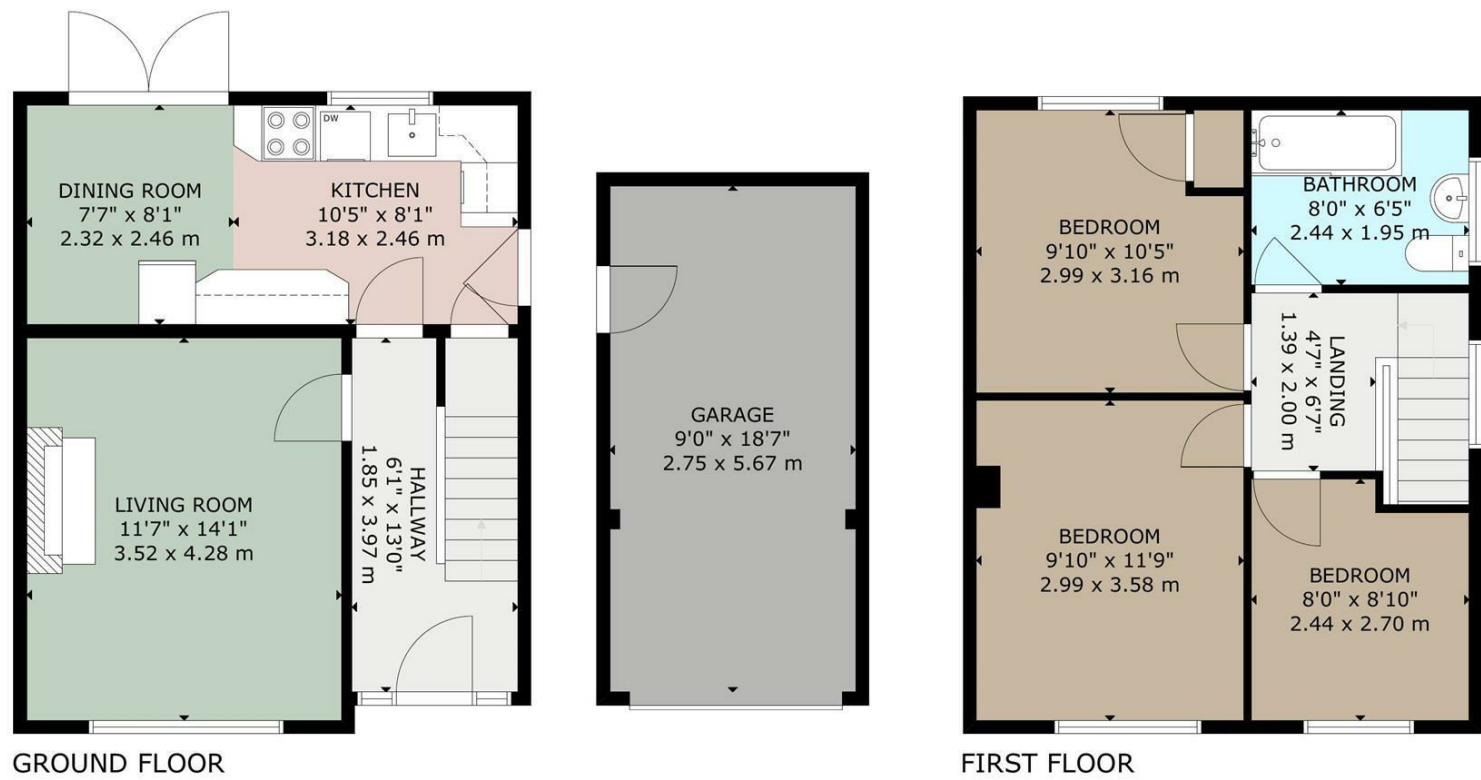


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

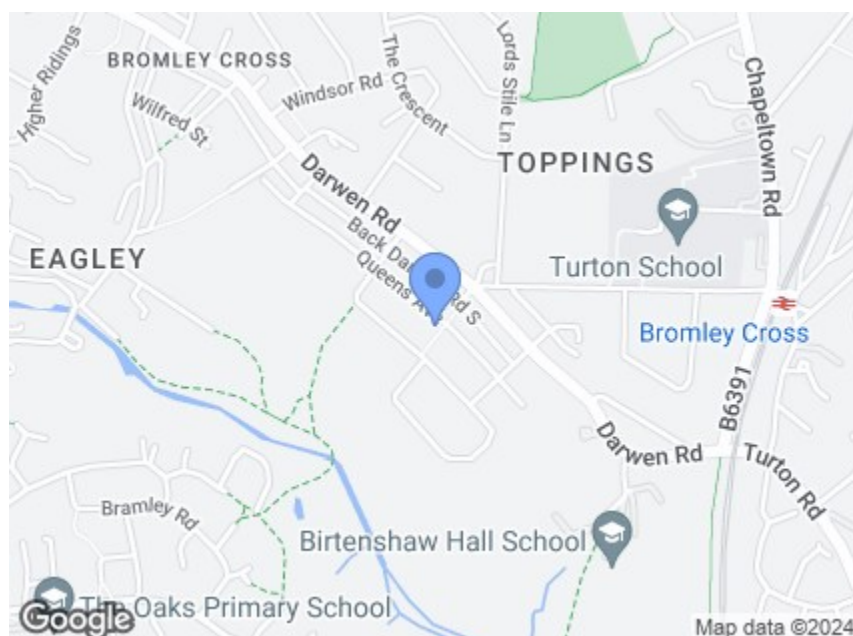
# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 75 m<sup>2</sup>/807 sq ft  
GROUND FLOOR: 37 m<sup>2</sup>/401 sq ft, FIRST FLOOR: 38 m<sup>2</sup>/406 sq ft  
EXCLUDED AREAS: GARAGE: 16 m<sup>2</sup>/168 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and continue to follow A676. Turn right onto Turton Rd/B6472 and continue to follow B6472. Next turn left onto Guild St and then right onto Queens Ave.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**100 Queens Avenue**  
Bromley Cross, Bolton, BL7 9BJ  
**Price guide £245,000**



- Three bedroom well presented semi detached house
- Fitted kitchen and dining room
- Garage and driveway parking
- Popular and convenient location

- Gas central heating and fully double glazed
- Modern fitted bathroom suite
- Well maintained garden to rear
- Viewing is highly recommended

# 100 Queens Avenue

## Bromley Cross, Bolton, BL7 9BJ

**\*\*THREE BEDROOM SEMI-DETACHED HOUSE\*\***

Charles Louis Homes are pleased to present this charming three-bedroom semi-detached home situated in the incredibly convenient Queens Avenue in Bromley Cross. The property boasts gardens to the front and rear gardens along with a detached garage at the side. Inside, the property features a hallway, lounge, kitchen-diner, three bedrooms, and a family bathroom.

This prime location is within easy walking distance of all your essential needs. Situated on Darwen Road, Bromley Cross offers a range of amenities including shops, mini-supermarkets, cafes, pubs, and restaurants, all just a stone's throw away. Turton High School is nearby for families, and Bromley Cross Train Station is a mere 5-minute stroll, providing easy commuting access throughout the Northwest and beyond. Enjoy the convenience of village life with everything at your fingertips!

### Entrance Hallway

6'1 x 13 (1.85m x 3.96m)  
uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood effect flooring, radiator and stairs ascending to the first floor.

### Living Room

11'7 x 14'1 (3.53m x 4.29m)  
With a front facing uPVC double glazed window, coving, gas fire with surround, radiator and power points



### Alternative view



### Kitchen

10'5 x 8'1 (3.18m x 2.46m)  
Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, inset ceiling spot lights.



### Dining Room

7'7 x 8'1 (2.31m x 2.46m)  
Open plan to the kitchen, tiled flooring, double patio doors leading to the rear patio and garden, inset ceiling spot lights, radiator and power points.



### First Floor Landing

4'7 x 6'5 (1.40m x 1.96m)  
With a side facing uPVC double glazed window, radiator and loft access.

### Master Bedroom

9'10 x 11'9 (3.00m x 3.58m)  
Front facing uPVC double glazed window, wooden flooring, coving, radiator, power points and central ceiling light



### Bedroom Two

9'10 x 10'5 (3.00m x 3.18m)  
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



### Bedroom Three

8 x 8'10 (2.44m x 2.69m)  
Front facing uPVC double glazed window, coving, radiator, power points



### Family Bathroom

8 x 6'5 (2.44m x 1.96m)  
Partially tiled with tiled flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



### Rear garden

An enclosed private rear garden with a patio area and lawn.



### Front garden/ driveway

Mainly laid to lawn with a driveway for 2 vehicles.

### Garage

9 x 18'7 (2.74m x 5.66m)  
Detached garage with up and over door



Tenure - Leasehold  
Council Tax - Bolton Band C