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VALLEY MILL – EAGLEY– OFFERS IN THE REGION OF £215,000

A lift served, secure, substantial three bedroom duplex apartment with accommodation that extends to around 1,463 ft.² and enjoys an aspect over the fishing lodge from the private balcony. Positioned in the exclusive and well regarded Valley Mill building which was converted by award winning builders Liveseys. The property is set in the Eagley Bank Conservation Area, Eagley Brook passes nearby, there is beautiful countryside to explore, fabulous restaurants, popular schools and of course Bromley Cross train station which is within walking distance directly serves; Manchester, Salford, Bolton and Blackburn. Importantly, the property is offered for sale with no further upward chain delay so it is hoped a prompt completion can be arranged once the sale is agreed. This property is thoughtfully designed with twin staircases, one just serving the master suite. The accommodation on offer briefly comprises; welcoming reception hallway, guest WC, large lounge with feature arched window, kitchen with integrated appliances, dining space which opens onto the balcony, the left hand staircase provides access to the master bedroom which is complete with a four piece en suite bathroom, the right hand side staircase serves bedroom two, bedroom three and the shower room. Externally one car parking space would be provided although we understand internal parking spaces may be available to rent at a cost of circa £500 per annum. There is a wonderful blend of modern fixtures and fittings juxtaposed with high ceilings, large arched window and exposed brickwork which is a lovely reminder of the heritage of the building. The windows are double glazed, and the heating is via electric heaters and storage heaters. The position is superb being securely located on the third level. The building and grounds are well maintained, with monthly management fees of around £215.59 paid to Pad who are the Management Agents. The property is leasehold, we understand that there is around 976 years remaining on the lease, and the cost is £75 per annum.

There is a great deal to admire and a viewing can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance there is a walk through viewing video available to watch.

BOLTON

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Floor area:

Overall approximate floor area is around 1463 ft.².

Reception hall: 18' 6" x 10' 11" (5.633m x 3.333m)

Measured at absolute maximum points. There is a turning staircase off which divides into two separate staircases leading to the upper level, there is one staircase which exclusively serves the master suite and the second staircase serves bedroom two, bedroom three and the shower room. There is storage space built under stairs, electric storage heater, Hallway space which is perhaps suitable for a desk/work from home space, large storage area, quality, carpeting and internal glass bricks with the lounge.



Guest w.c: 7' 6" x 4' 5" (2.291m x 1.346m)

Modern white, two piece suite comprising: pedestal, wash hand basin and WC, ceramic wall tiling, heated towel rail, storage space off.

Living room: 25' 11" x 10' 10" (7.895m x 3.312m)

A large and spacious living room which is flooded with natural light from the feature tall double glazed arch window, exposed brickwork is a reminder of the buildings heritage, electric heater.



Potential rental income:

Cardwells Estate Agents estimate that the monthly rental income could be around £1,200 - £1,300 per month, should anyone be considering buying to let.

Bolton council tax:

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated, which is at an annual cost of around £2,395 (at the time of writing).

Conservation area:

Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is set within the Eagley Bank conservation area.

Tenure:

Cardwells Estate Agents Bolton research indicates that the property is leasehold, we understand that there is around 976 years remaining on the lease, and the cost is £75 per annum.

Management fees:

The building and grounds are well maintained, with monthly management fees of around £273.77 paid to Pad who are the Management Agents. We understand that this includes: building insurance, heating and lighting of communal areas etc.

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.

Thinking of selling or letting 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

Arranging a mortgage:

Cardwells 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

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Kitchen: 9' 1" x 10' 11" (2.759m x 3.335m)

Professionally fitted kitchen with integrated dishwasher, washing machine, fridge and freezer, oven/grill, electric hob with extractor over, ceramic wall tiling, opens into the dining area.



Dining area: 10' 4" x 11' 9" (3.161m x 3.569m)

Double glazed windows and door off to the balcony, quality carpeting, storage heater.



Balcony: 11' 0" x 4' 7" (3.348m x 1.40m)

Exposed brick work. A lovely space to sit out and admire the view of the fishing pond.

A private staircase serves the master suite.

Master bedroom: 18' 10" x 11' 3" (5.749m x 3.419m)

Double glazed window, electric storage heater, fitted blinds, neutral decorations.



En suite bathroom: 8' 6" x 7' 6" (2.596m x 2.291m)

A full bathroom suite comprising: shower enclosure, bath, with additional handheld shower, pedestal wash hand basin, WC, heated towel rail, ceramic wall tiling, spot lighting, extractor.



Second landing: 6' 3" x 3' 5" (1.915m x 1.047m)

The second staircase serves bedroom two, bedroom three and the shower room.

Bedroom 2: 12' 6" x 11' 3" (3.799m x 3.423m)

Double glazed window, electric heater, quality carpet.



Bedroom 3: 12' 1" x 7' 3" (3.671m x 2.198m)

Double glazed Velux window with fitted blackout blinds, quality carpet.

Shower room: 7' 3" x 5' 1" (2.219m x 1.542m)

Three-piece white suite comprising: pedestal wash hand basin, WC, and shower enclosure, heated towel rail, ceramic wall tiling, extractor, electric heater.

