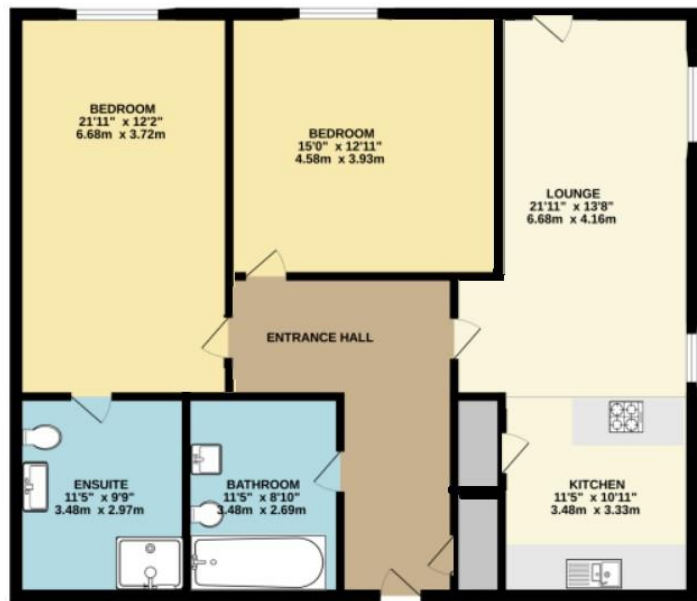


## THE BROOK BUILDING DEAKINS MILL WAY, EGERTON, BL7 9YU



- Stylish 2 bed apartment
- No upward chain involved
- Sought after development
- Master bed with en suite
- Open plan living room
- Communal lift, allocated parking
- Balcony with lovely aspects
- Good local amenities, Close to village centre



**£130,000**

**BOLTON**  
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**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved' this stylish and spacious two bedroom first floor apartment. Situated in the desirable Brook Building Deakins Mill development, Eagley Brook river runs near by and a waterfall. There is beautiful woodland and countryside and also Egerton village centre is within walking distance. Egerton has an array of local amenities including, shops, good schools, restaurants, cricket club, Delph sailing club and pubs. The accommodation briefly comprises communal entrance hall with a lift to all floors. Private entrance hall, open plan lounge/kitchen, two bedrooms, the master bedroom with en-suite shower room and a bathroom. The property also benefits from double glazing and gas central heating. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**Entrance Hall:** Radiator, wall mounted security entry phone, walk in storage cupboard.

**Open plan living room/ kitchen:**

**Lounge Area:** Double glazed sliding door, leading onto a wooden decked balcony, double glazed window, radiator.

**Kitchen:** Double glazed window to the side aspect, modern fitted wall and base units with complementary working surfaces and splashbacks, built-in oven and grill, halogen hob, extractor hood above, stainless steel sink unit with mixer tap tiled floor, inset spotlights, extractor fan, built-in utility cupboard.

**Master Bedroom:** Double glazed window to the rear aspects, fitted wardrobes, radiator.

**En-suite:** Shower cubicle, close coupled WC, wash hand basin with mixer tap, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

**Bedroom Two:** Double glazed window to the rear aspect, radiator.

**Bathroom:** Enclosed bath, shower above, wash hand basin with mixer tap, close coupled WC, tiled floor, chrome plated towel rail, inset spotlights, extractor fan.

**Outside:** There are communal areas and an allocated parking space.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2005

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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