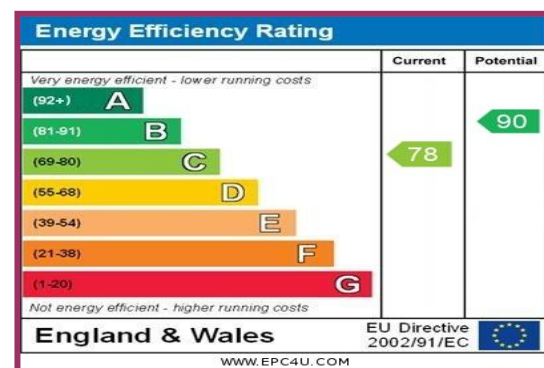


Service charge:

There is a nominal monthly service charge (£57) covering Bridge Mill Estate. The service charges are set annually by Eagley Mills Management Company (EMMCo) for each of the estates based on expenditure and items to be undertaken. EMMCo is made up of Directors from the Development and is a voluntary management committee and who employs the managing agents. Meetings are held monthly to discuss maintenance issues and other works etc. Shareholders from the Development (all owners have a single share in the Development) can join committee, subject to approval, as Directors on request. The service charge includes a % of central common costs such as the managing agent fees, Bridge Mill car parking areas and driveway tarmac repairs, ground keeping, gutter cleaning, bin cleaning, signage, gates etc.

Council tax:

Cardwells estate agents Bolton research shows the council tax is band E annual charges of £2625



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BRIDGE MILL THREADFOLD WAY – EAGLEY – OFFERS IN EXCESS OF £475,000

A great opportunity to purchase this impressive, stone built mill conversion, lying within the Andrew Lane and Bank conservation area. The development comprises, Valley Mill, Brook Mill, the Schoolhouse and Bridge Mill Estates. Bridge Mill is a Georgian grade 11 listed building, with many character features including, Georgian style hardwood sash windows, slate roof and lead gutters. The mill was completely refurbished by PJ Livsey developments around 2000 to 2003. The property is one of only five conversions within Bridge Mill, with accommodation over three floors with a useful loft room on the fourth floor. Eagley is within close proximity to Bromley Cross, Dunsicar and Egerton village, with excellent local amenities and transport links.

Viewing is highly recommended to fully appreciate this lovely family home, through Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk The spacious and versatile accommodation briefly comprises, Lower hall, lounge, bedroom office and WC room. On the upper ground floor you will find the entrance hall, bedroom/dining room, shower room, kitchen breakfast room and a utility room. On the first floor there are two double bedrooms and a family bathroom. From the first floor there is a staircase leading to a useful loft, which is currently being utilised for storage. Outside there is a delightful garden to the rear, an allocated parking space and a generous size garage.

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

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lower ground floor:

Lower hallway: 8' 0" x 7' 0" (2.44m x 2.13m)

Marble flooring and skirting, painted emulsion walls and ceiling, gloss/satin woodwork, staircase to ground floor; with mahogany handrails and white spindles and 6 panel painted solid doors.

Bedroom 1/office: 12' 0" x 11' 0" (3.65m x 3.35m)

Double bedroom or office/study. Georgian style hardwood sash window with professional quality made to measure black wooden split opening shutters. Solid oak wooden flooring. Painted emulsion walls and ceiling, gloss/satin woodwork.



Guest w.c: 5' 0" x 4' 0" (1.52m x 1.22m)

Guest w.c with Belfast sink basin. Full ceramic wall tiles and mosaic floor tiling, emulsion ceiling.

Lounge: 17' 10" x 14' 4" (5.43m x 4.37m)

Solid oak flooring. Minster style stone fireplace with cast iron inset, marble hearth and living flame gas fire. Georgian style hardwood sash window and French windows/doors to the rear garden. Painted emulsion walls and ceiling, gloss/satin woodwork. painted egg shell wood panelling to the door surround and sash reveals.



Ground floor:

Reception hall: 16' 0" x 6' 6" (4.87m x 1.98m)

Solid mahogany floor. White spindled staircases with mahogany handrail to both the first and the lower ground floor. Painted emulsion walls and ceiling, gloss/satin woodwork. Solid hardwood painted front door with Georgian style hardwood window above.



From the first floor there is a staircase leading upto the loft room.

Loft room: 18' 0" x 15' 9" (5.48m x 4.80m)

Currently used for storage, this would make an ideal office, craft room or games room etc. The room is panelled, carpeted and painted with a double-glazed skylight window.

Garden:

The rear garden area was professionally re-built last year with timber sleepers creating wide raised bed areas either side, stone shingles in front and a lawn area with new land drains. The garden has two stone patio areas at either end, with Indian stone paving at the bottom and a rear gate to the private riverside path which runs behind a conservation hedge. The path belongs to Bridge Mill Estate, running behind the gardens and leading to a metal farm gate at the Bridge Mill car park end and a locked gate (each property has a key) above a grassed area onto Eagley Way at the other end, adjacent to the cobbles.



Garage:

The garage is a large garage with mezzanine and storage area.

Parking:

There is a dedicated parking space adjacent to Bridge Mill and a large garage, forming part of the title deeds. Other permit parking is available on Bridge Mill Car park.

Tenure:

Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2000

Ground rent:

A fixed ground rent is payable of £150 per annum (payable to E & J Estate in 2 instalments).

Kitchen diner: 17' 10" x 10' 6" (5.43m x 3.20m)

Two deep Georgian style hardwood sash windows overlooking the garden with mill views. Solid oak flooring, professionally fitted, quality cream kitchen wall and base units with under unit lighting; fitted fridge and fitted freezer, Bosch electric oven; fitted NEFF dishwasher; Stoves 5 ring gas burner stainless steel stove. Black marble style worktops with black sink with black mixer tap.



Utility room: 6' 0" x 6' 0" (1.83m x 1.83m)

Fitted with cherry fronted base and wall units and a stainless-steel utility sink with stainless steel mixer tap. Marble tiled splash back with under unit lights a Whirlpool fitted tall fridge and fridge freezer.

Guest bedroom/dining room: 11' 3" x 9' 4" (3.43m x 2.84m)

Double bedroom, family room or dining room. Currently used as a dining room. Solid oak floor. Georgian style sash window with view over the front cobbled path area.



Guest shower room: 6' 0" x 6' 0" (1.83m x 1.83m)

Double size shower cubicle with power shower and glass door, wash basin and w.c. Full ceramic wall tiling and newly carpeted floor covering. Chrome heated towel rail and chrome shower fittings.



First floor:

Master bedroom: 17' 10" x 10' 10" (5.43m x 3.30m)

Double bedroom, with two deep Georgian style hardwood sash windows. Painted emulsion walls and ceiling, gloss/satin woodwork. Painted eggshell wood panelling to the window surround/reveals and a fitted window seat. Professionally fitted wall to wall wardrobes with oak sliding doors.



Bedroom: 17' 10" x 9' 4" (5.43m x 2.84m)

Double bedroom with two deep Georgian style hardwood sash windows. Professionally fitted wall to wall wardrobes with glass sliding doors. Full height cylinder and airing cupboard with standard opening door to a Viessmann Vitodens 222-F gas condensing boiler regularly serviced by a Viessmann engineer. Professionally fitted full wall height book shelving.



Bathroom: 11' 0" x 6' 0" (3.35m x 1.83m)

Luxury family bathroom consisting of; oversized bath with marble front and central mixer tap; white wash basin with mixer tap, white w.c and fully tiled shower cubicle with power shower and glazed door. Full ceramic wall tiling, new quality carpet floor covering, timber cross panelled ceiling and white painted gloss/satin solid door.

