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BROOK MILL THREADFOLD WAY, BOLTON, BL7 9DW



- Impressive 2 bed duplex apartment
- No upward chain involved
- Sought after development
- Close to Bromley Cross & Last Drop
- Many features, southerly facing aspects
- Overlooks Eagley Brook, balcony
- Open plan living kitchen
- Allocated parking, Communal lift to all floors



£199,950

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Incorporating: Wright Dickson & Catlow, WDC Estates

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No upward chain is involved. This is a fantastic opportunity to acquire an impressive two-bedroom first-floor apartment located in the Brook mill Development. This modern duplex apartment is in turnkey condition and move in ready boasting several attractive features, including a southerly-facing balcony overlooking Eagley Brook. It consists of a spacious open-plan living, kitchen, and dining area with beautiful high ceilings, two generously sized bedrooms, and a contemporary fitted bathroom. Recent upgrades, including new carpets (2023) throughout and stylish light fixtures. There is an impressive communal entrance hallway, with a feature staircase. A doorway gives access to the lift, elevating to all the floor levels. The property has had the carpets replaced in 2023. Brook Mill is within close proximity to Bromley Cross and the Last Drop village, with good amenities, including restaurants, pubs, schools and good transport links all within easy reach. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Features a staircase leading to the first floor, along with a security entrance phone system, tall shoe/ storage cupboard, as well as a spacious walk-in laundry and storage area. The hall is enhanced by attractive ceiling fixtures and includes a large roof storage cupboard above the bathroom ceiling area

Open plan kitchen living room: 29' 8" x 11' 8" (9.04m x 3.55m)

Kitchen area: Equipped with wooden wall and base units complemented by matching work surfaces and tiled splashbacks. It includes a built-in oven and grill, an induction hob, and a stainless-steel canopy above. The stainless-steel sink unit is accompanied by an integrated washer/dryer, dishwasher, with a separate fridge and freezer. There is also a generous under-stair pantry/storage area and wall shelving above the sink. A newly installed wooden breakfast bar adds to the functionality.

Living area: Boasting high ceilings and matching light fixtures, this space features beautiful brick accent walls. A double-glazed window offers views of Eagley Brook and 2 two electric heaters with a door leading out to the balcony.

Bedroom 1: 16' 0" x 9' 3" (4.87m x 2.82m) A stunning bedroom with high ceilings, featuring a glazed door flanked by double-glazed window panels and an electric heater. The door opens onto a lovely wooden-decked balcony, showcasing wonderful views of Eagley Brook and the surrounding area.

First floor landing:

Bedroom 2: 14' 1" x 11' 0" (4.29m x 3.35m) A cozy double bedroom with a large UPVC window overlooking the living area, recently fitted with new blinds and light fixtures.

Shower room: 7' 6" x 4' 10" (2.28m x 1.47m) A beautifully appointed bathroom featuring a walk-in shower equipped with Grohe fixtures and fittings, including heated towel rails.

Outside: Outside there is an allocated parking space, situated near the main entrance door.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold. 999 years from 1 June 2000. We are advised the ground rent is £75 per annum and the service charge is £275 per month

Council tax: Cardwells estate agents Bolton research indicates the property is band D annual cost of £2267

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a low risk flood area.

Conservation area: Cardwells estate agents Bolton research indicates the property is in Eagley Bank conservation area.

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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. 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 Estate Agents Bolton 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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