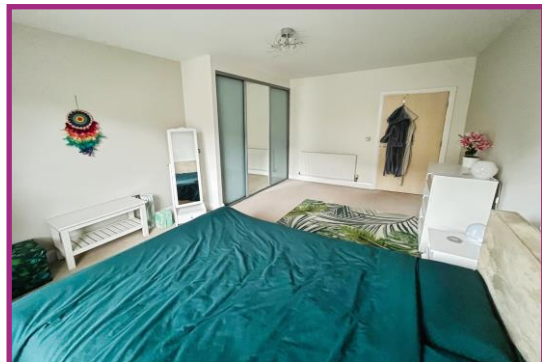
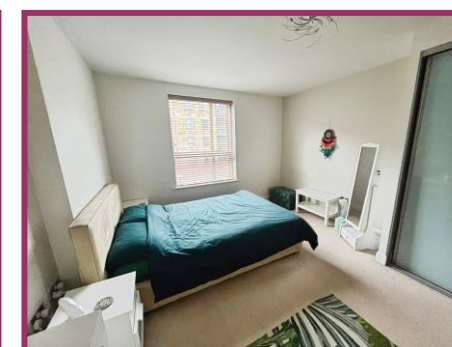




**THE BROOK BUILDING DEAKINS MILL WAY
EGERTON, BL7 9YU**



- First floor apartment
- No onward chain
- Spacious one bedroom
- Secure communal entrance
- Served by a lift
- Open plan kitchen/living area
- Modern three piece bathroom
- Close to many amenities



£125,000

BOLTON
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E: bolton@cardwells.co.uk

BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this beautifully presented first floor apartment located within the highly desirable Brook Building on Deakins Mill Way, Egerton. The property is situated within local woodlands and gives access to many walks and is located close to many amenities and commuter routes. This first floor apartment is served by a lift from the secure communal entrance and is spacious throughout. You enter the property to an entrance hallway with large storage cupboard and that takes you to the open plan living/dining/kitchen area. The kitchen has a breakfast bar, storage cupboard with space for a washing machine and has integrated dishwasher, fridge and freezer. The living/dining room is a good size with access to a balcony where there's space for a table and chairs. The bedroom is extremely spacious and will surprise most by its size with fitted wardrobes and space for any size bed you desire. Just off the entrance hallway is a good sized family bathroom with a three piece suite incorporating a wc, sink and bath with shower above. Externally there is allocated parking set within well looked after lawned gardens with a decking area overlooking Eagley Brook. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Downlights, storage cupboard, radiator, laminate effect flooring.

Lounge/dining area: 17' 2" x 11' 8" (5.22m x 3.56m) Ceiling light point, laminate effect flooring, radiator, double glazed window with door leading to the balcony area.

Kitchen area: 9' 0" x 8' 8" (2.75m x 2.63m) Downlights, double glazed window to the side, storage cupboard with space for the washing machine, range of fitted wall and base units with breakfast bar incorporating an extractor fan, integrated electric hob and double electric oven, dishwasher, fridge, freezer, one and a half bowl stainless steel sink with mixer tap and drainer.

Bedroom: 16' 10" x 12' 5" (5.12m x 3.78m) Downlights, fitted wardrobes, radiator, double glazed window to the front.

Bathroom: 8' 10" x 6' 7" (2.69m x 2.00m) Downlights, wall mounted, radiator, three piece suite incorporating a wc, wash hand basin, bath with mixer tap and shower above, tiled flooring with splashback to the walls.

Externally: There is allocated parking set within well looked after lawned gardens with a decking area overlooking Eagley Brook.

Service Charge: £143.23 Per calendar month

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 C annual charges of £2015

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a high 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 or visiting: www.Cardwells.co.uk.

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 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 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

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

