



409 BROOK MILL



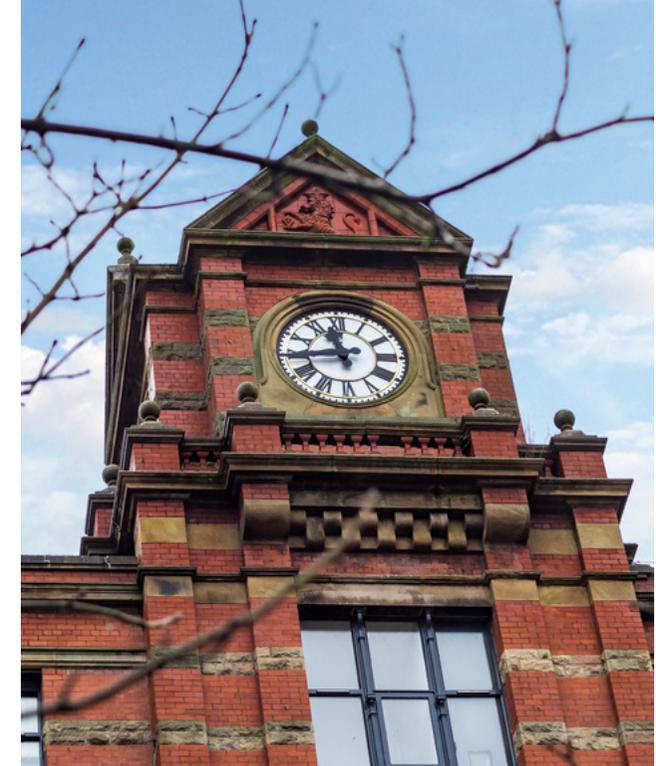


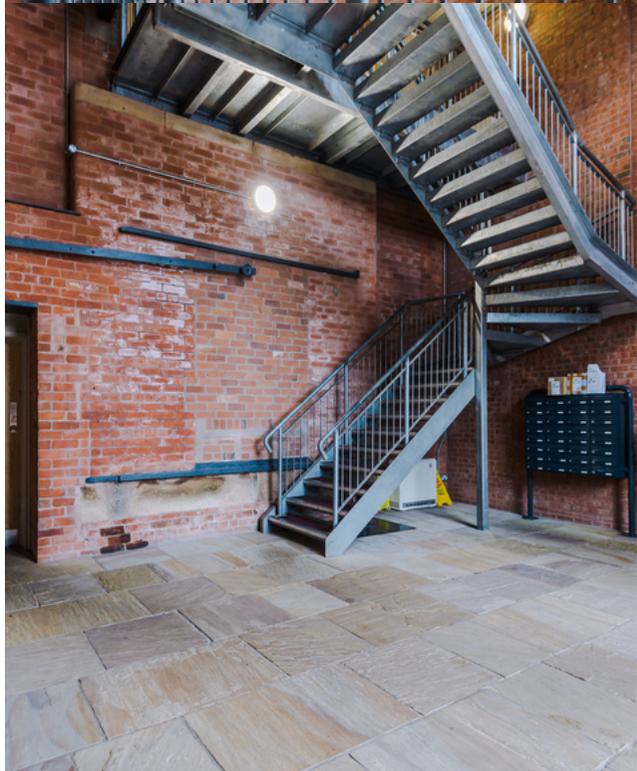
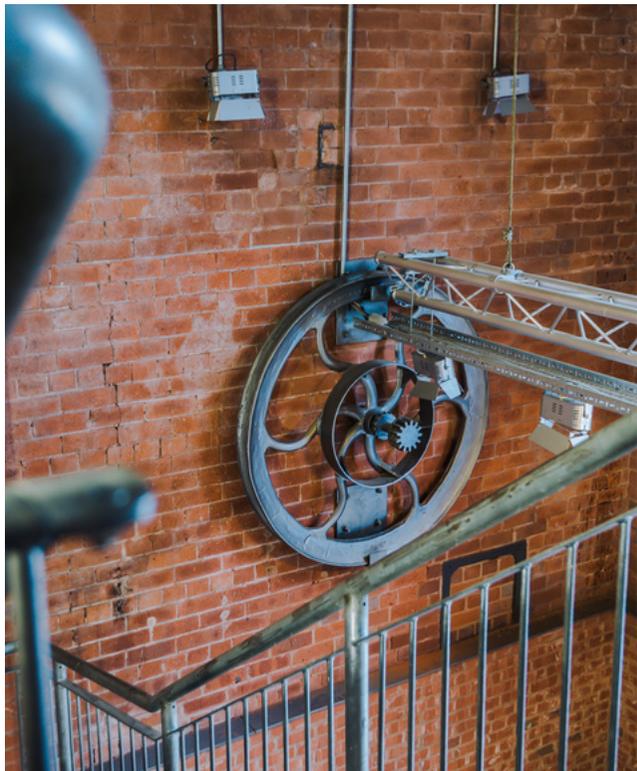
## Looking for a modern penthouse apartment in a peaceful location in Bolton?

On the cusp of the West Lancashire Moors, Victorian mill architecture is given a modern makeover at Brook Mill.

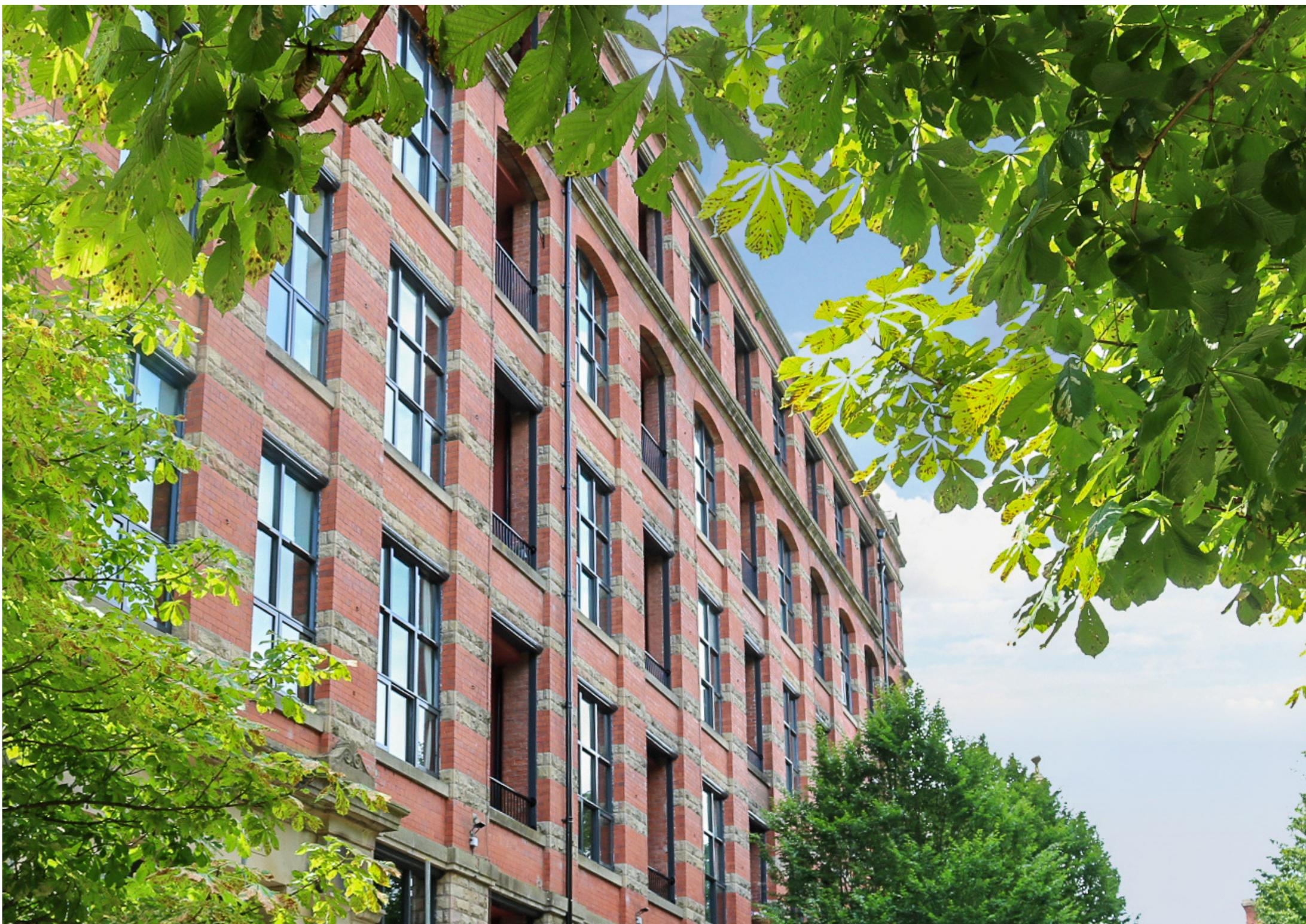
At the bottom of Eagley Way, turn into the Eagley Valley, over Eagley Bridge and into the Eagley Mills complex.

Sense the history of this Grade II listed, characterful Victorian cotton mill, built in 1871, with open views towards the moors and sympathetically converted in recent years to residential use.





Step inside, into the spacious, shared mill lobby, where industrial-feel stairs rise up amidst the red brick of the walls. Collect your post and take the stairs or elevator up to the top floor penthouse Apartment Number 409.





## Welcome home.

As you enter the apartment, leave your coat and shoes in the handy understairs cupboard. To the right, a cloakroom comprises of a WC and pedestal wash hand basin.





Continue ahead into the spacious living room. Admire the retained elements of architecture, offering a glimpse of the heritage of the building, where transom windows, original brickwork and high ceilings create a room brimming in ambience.

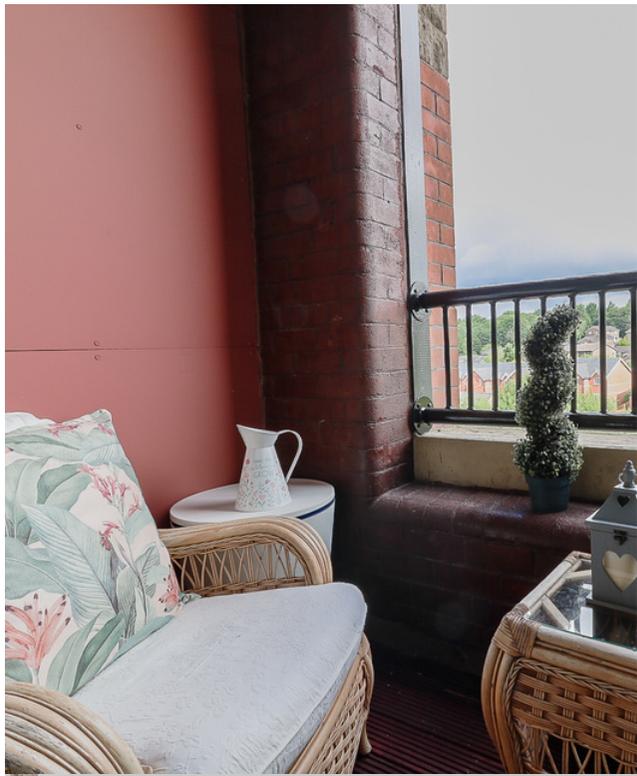
Soft cream carpeting extends underfoot, stepping down to a grey herringbone Karndean in the kitchen/ diner, creating a separation in areas whilst retaining a sense of flow.



Recently fitted sleek grey gloss kitchen units balance the classic mill features with contemporary chic, providing storage for your crocks, pots and cutlery.

Seamlessly integrated within the handleless units, are twin 'Neff ovens', a washing machine, fridge, freezer and 4-ring induction hob with black extractor above. White iridescent splashback tiles provide a deep contrast to the black speckled worktop. On it, sits a contemporary black 'Franke' sink.





A glass breakfast bar, looks over the kitchen providing a convenient and stylish space for meals and socialising.

In the summer, throw open the door and soak up the sunshine on the balcony, admiring the open views out to the countryside beyond the Last Drop Village. Enjoy the benefit of this vantage point in the autumn, watching the firework displays tucked under a blanket.





When slumber calls, return through to the hallway, and head upstairs to discover three double bedrooms.

The main bedroom comes fully fitted with wardrobes, drawers, dressing table and overhead storage.

Spacious and yet cosy – a large window, allows an abundance of light to flow through, reflecting off the laminate flooring and neutral wall finishes.

Peep through to the ensuite shower room complete with WC, pedestal wash hand basin and separate shower enclosure with glazed screen.



Next door, the second double bedroom also comes with fully fitted furniture; including wardrobes, drawers, dressing table, mirror and bedside cabinets, neutrally decorated ready for you to make your own stamp.

Require an office for home working or a third bedroom? Across the landing, discover bedroom three, a cosy double room with skylight window and neutral décor.



Also on this level is a three piece bathroom with corner bath, WC and pedestal wash hand basin.

## KEY FEATURES:

- SPACIOUS MODERN PENTHOUSE DUPLEX APARTMENT
- THREE DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- LIFT ACCESS
- INTERCOM ENTRY
- OPEN PLAN LIVING
- PRIVATE BALCONY
- RECENTLY FITTED CONTEMPORARY KITCHEN
- SOUGHT AFTER AREA
- EPC RATED: TBC
- LEASEHOLD
- SERVICE CHARGE: TBC
- ALLOCATED PARKING AVAILABLE TO PURCHASE OUTSIDE OR IN BASEMENT SEPARATELY
- VISITOR PARKING AVAILABLE ON ADJACENT CARPARK

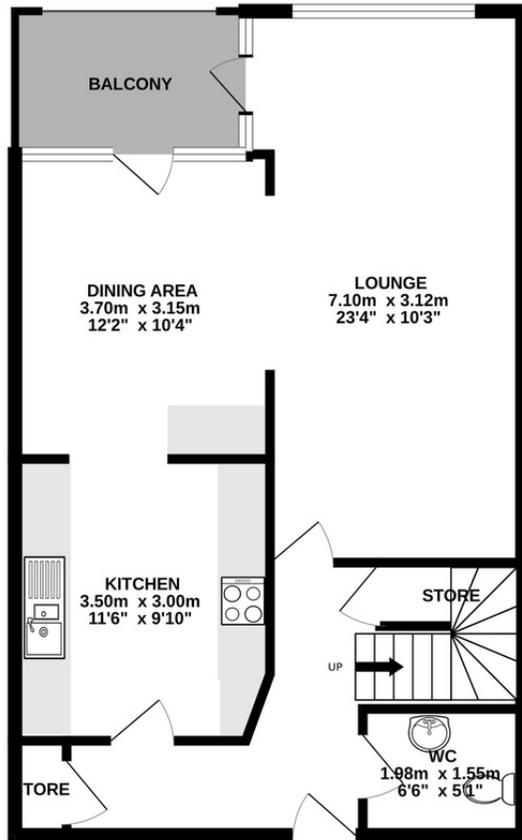


## Out and about

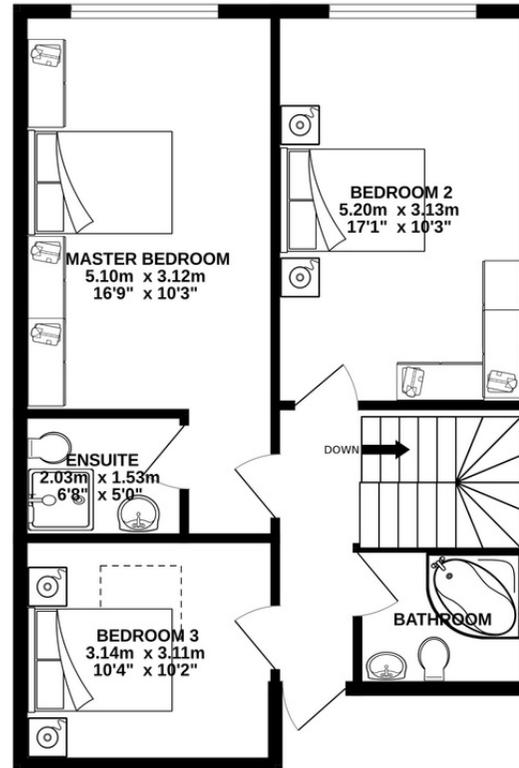
Explore the village of Eagley, in South Turton, on the cusp of many popular local walks.

Pull on your walking boots and discover the delights of Smithills Moor, Winter Hill, Turton Heights, Jumbles, Wayoh and Entwistle Reservoirs and of course The Witton Weaver's Way. All are easily accessible from Number 409 Brook Mill. For indoor exercise, there are a range of small and larger gyms nearby.

**GROUND FLOOR**  
58.7 sq.m. (632 sq.ft.) approx.



**1ST FLOOR**  
55.4 sq.m. (596 sq.ft.) approx.



**TOTAL FLOOR AREA : 114.1 sq.m. (1228 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Enjoy leisurely weekends watching cricket at the local club or wandering on the local moors, beckoningly visible from the apartment.

Celebrate your team's success at one of the many popular local pubs, including the Spread Eagle and Brew House, an easy walk from Brook Mill.

Take a shopping trip to nearby Bromley Cross, brimming with boutique shops, butchers, beauticians and more. Discover larger supermarkets within a mile and a half of the doorstep.

Cineworld is less than ten minutes' drive away for an evening out. Other amenities include the popular Eagley School House Nursery.

For a home steeped in history, filled with character and balcony views out over the countryside, Number 409 Brook Mill is a spacious and conveniently located apartment. Book your viewing today to see why for yourself.



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