



## Valley Mill, Cottonfields

Bolton, BL7 9DY

£220,000



Offered with no onward chain, this ground-floor three-bedroom apartment in the well established and sought after Valley Mill benefits from a garden as well as the usual perks of apartment living, including allocated private parking, as well as on street parking directly outside. The apartment is presented to stylish contemporary standards and is found in excellent condition throughout, and because it's on the ground floor with a garden and gate, you can enter the apartment like a typical house!

A brief summary of the internal accommodation includes a large open plan living area comprising lounge, dining area and modern kitchen, two traditional double bedrooms, a mezzanine bedroom which the current owner uses as a second lounge and home office, central hallway and landing, and main bathroom.



The Living Space

Huge windows pour lots of natural light into the open plan living, and the exposed brick feature walls tell a tale of the property's history as a mill, while creating a modern, urban feel. There's ample space for a spacious lounge and dining area, and the kitchen to the rear of the open plan space is both stylish and practical....

The kitchen features trendy minimalism gloss white and grey cabinetry, and a wrap-around worktop that doubles as a breakfast bar, making it a great social space too. Integrated appliances within the kitchen include a dishwasher, washing machine, inset sink with Quooker tap, Samsung oven and microwave, and a Samsung induction hob with extractor.

As well as the open plan living space on the ground floor, the current owner uses the mezzanine bedroom as a second lounge and home office, providing further practicality and unique lifestyle options.

The Bedrooms & Bathroom

The mezzanine bedroom as mentioned about is a substantial double, as are the primary and second bedrooms. Each of the bedrooms are found in great condition presented to contemporary standards, one of which is on the top floor, and the master is on the bottom floor adjacent to the modern bathroom. Within the bathroom is a three-piece suite comprising spacious walk in shower, vanity basin with integral storage, and WC, plus a chrome heated towel rail and mirrored, wall mounted cabinet, and the finish is modern tiling to the floor and walls.

The Outside Space

Unlike most other apartments, this one benefits from a garden! The garden is private and low maintenance, meaning you can enjoy some time sat in the sun on summer days, while still enjoying the perks of apartment living, with Eagley Brook flowing by across the road.

There is on street parking directly outside the apartment, with a lockable gate that leads from the garden to the street, yet the property also has an allocated car parking space on the private, purpose built car park.

The Location

The well established and sought after development of Eagley Mills is located in the leafy green Eagley Valley, benefiting from the convenience of plentiful amenities nearby while feeling like you're in a somewhat semi-rural spot! Eagley Brook is situated near the property and flows through Eagley nature reserve which is a lovely open green area, ideal for dog walking and Sunday strolls, and there's a footpath which leads through to Dunscair sports complex consisting of Dunscair Cricket Club, Tennis Club, and Football Club. Dunscair Golf Club is also just a short stroll from this location!

There's a great selection of amenities to choose from too, with the retail area in Astley Bridge providing large supermarkets and other independent shops, to the selection of cafes, pubs and restaurants found in neighbouring Bromley Cross and Egerton. For those with little ones there's a variety of good schooling options in the area as well. Bromley Cross and Hall'ith Wood Train Station offer direct routes into Manchester, and the A666 offers easy access to the national motorway network.

The Specifics

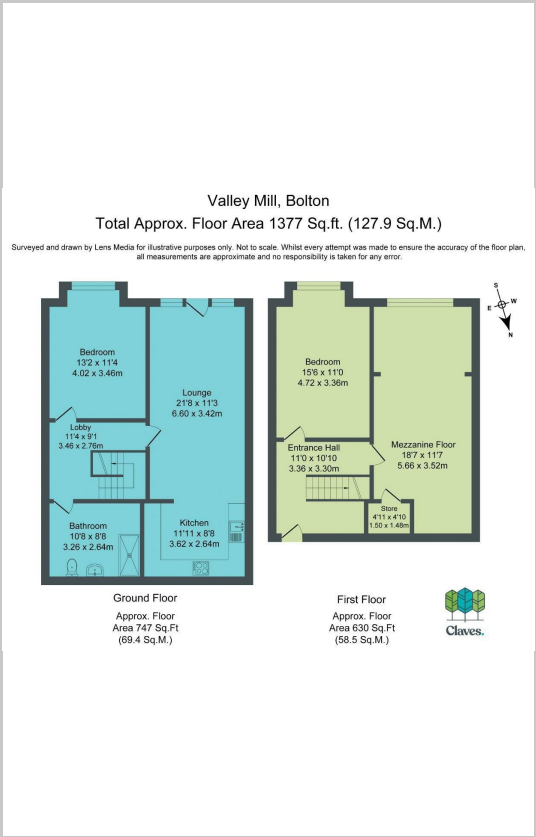
- The tax band is D.
- The management/service charge is £265 per month.
- The ground rent is £75 per year paid in two instalments of £37.50 every 6 months.
- There is no gas in the property.
- There is an electric boiler and hot water tank system.
- The heating is via electric wall heaters.
- The property is alarmed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

