



## Valley Mill

Bolton, BL7 9DY

£135,000



Located in the modern and well-regarded Valley Mill development, this spacious one-bedroom apartment offers comfortable, low-maintenance living in a peaceful setting. Situated in the scenic Eagley Valley, the development is surrounded by woodland and a nearby river, combining quiet surroundings with easy access to local amenities. The apartment includes an entrance hallway, open-plan kitchen, dining and living area, double bedroom, bathroom, useful storage cupboard, and allocated parking.



Inside the Building

Allocated parking is located outside the main entrance in the private car park. Inside, the communal lobby features exposed brickwork, stone flooring and industrial-style touches that reflect the building's original use as a mill. Apartment 5 is on the first floor and is accessed via a carpeted hallway from the impressive stairs in the lobby.

Open Plan Living

The open-plan layout is both stylish and practical, with a large arched window that floods the living area with natural light. Exposed brickwork adds character and complements the industrial aesthetic. The lounge features a recently installed media wall with contemporary electric fire, inset TV point, and generous shelving.

Neutral décor throughout allows for a move-in-ready experience, while the laminate wood flooring seamlessly connects the lounge, dining, and kitchen areas. The modern kitchen includes an electric oven and hob with hidden extractor, a matte black sink with chrome mixer tap, and space for a washer/dryer and fridge-freezer.

Bedroom & Bathroom

The spacious master bedroom echoes the living room's charm, with another striking arched window and ample space for furniture and storage. The modern bathroom is finished to a high standard with fully tiled walls and a three-piece suite comprising a bath with shower over, wash basin, and WC.

Peaceful & Well-Connected

Valley Mill is tucked away in a peaceful, leafy setting but remains conveniently close to amenities. Nearby Bromley Cross and Egerton offer a variety of shops, cafés, bars, and restaurants. Bromley Cross train station is just a short walk away, with direct services to Bolton and Manchester.

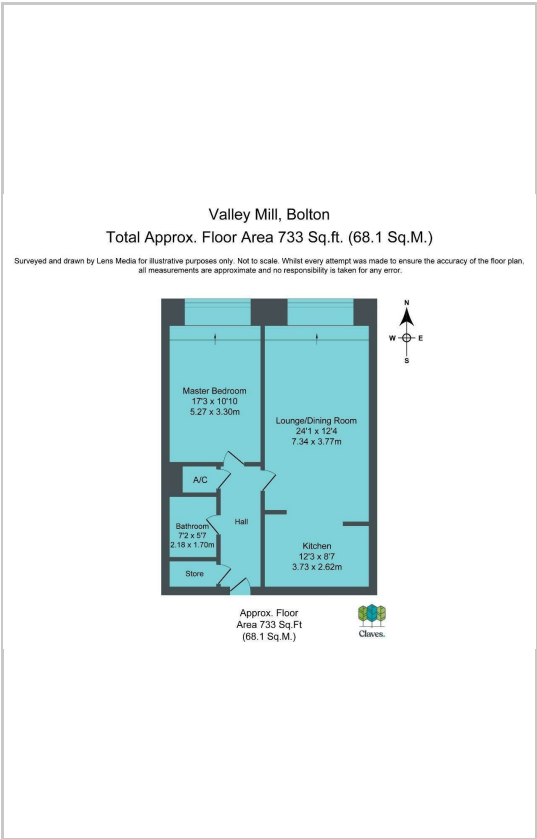
Additional Information

- Council Tax Band: C
- Tenure: Leasehold
- Lease Length: 999 years from 1st January 2000
- Ground Rent: £75 per annum paid in two instalments of £37.50
- Service Charge: £188.96 per month
- Heating: Electric boiler with 'Megaflo' cylinder system
- Parking: One allocated outdoor space included. Option to rent a gated basement parking space.

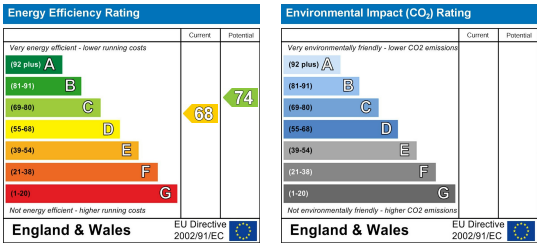
Area Map



Floor Plans



Energy Efficiency Graph



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