



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

14 The Cotton Building, Deakins Mill Way, Egerton, Bolton, BL7 9YX

Welcome to 14 The Cotton Building...

Situated on the second floor of The Cotton Building, this spacious one-bedroom apartment is presented in show-home condition - ideal for first-time buyers or those looking to downsize and enjoy an easier way of life. What really sets this apart is the outdoor balcony, giving you space to sit and have a glass of wine during those summer months whilst taking in the views over the brook overflow and the background birdsong from neighbouring trees.

A Closer Look...

After having pulled into your personal parking space in the well-maintained grounds be greeted by the tranquil sound of the running brook. Step into the contemporary entrance hallway of this stylish building and high-quality residential development. Choose the lift in the building's main entrance or the staircase if you want to get your daily steps in to locate this fabulous apartment..Boasting a private parking space for convenience, secure entry through an electronic fob or intercom system, and impeccably maintained communal areas, this apartment epitomizes low-maintenance, sophisticated living.

After taking the lift or stairs up to the second floor, step into the entrance hallway and you'll immediately notice the high ceilings and abundant light in this apartment. With a large storage cupboard for storing coats and shoes to your right, ensuring a tidy and organized entryway. To your left, enter the open-plan kitchen-diner-lounge, which is beautifully decorated in chic neutral tones. Newly fitted plush grey carpets to the lounge area beckon you to relax after a long day, with a private balcony to enjoy a glass of wine and listen to the tranquil backdrop of Eagley Brook and the birdsong. The modern kitchen has been upgraded with stunning light grey base and wall units, and integrated appliances including fridge, freezer, dishwasher, oven, induction hob and extractor, and Blanco stainless-steel sink will make mealtimes a breeze.

Bed and Bath...

Back along the hallway, the master bedroom is a spacious size, easily accommodating a super king size bed with a large window showcasing those brilliant views and filling the room with natural light. Bespoke fitted wardrobes offer plenty of storage, with matching bedside units and drawers. Back along the hallway, the 3-piece bathroom is tiled in soft neutrals with a shower above the bathtub, wall-hung basin, W.C. and chrome heated towel rail.

The Location...

Situated on the exclusive Deakins Park development set within 32 acres of mature woodland close to Longworth Clough Nature reserve. Egerton village is acknowledged as a location of consistent high residential demand served by first class amenities including excellent schooling at both primary and secondary level. Local shops and a short distance from Bromley Cross Train station and approximately 3 miles from Bolton Town Centre.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Beautifully Presented One Bedroom Apartment
- Spacious and Modern
- Open Plan Kitchen-Diner-Lounge with Private Balcony
- Superking Sized Bedroom with Fitted Furniture
- 3-Piece Bathroom
- Highly-Sought After Development
- Surrounded by Nature
- Within Walking Distance of Local Amenities

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External Elevations



Entrance Hallway



Kitchen-Lounge-Diner

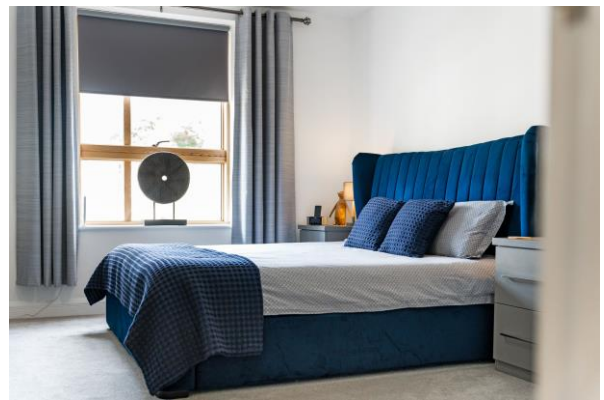




Kitchen Additional Pictures



Bedroom



Bathroom



Balcony



Additional Building Pictures



Agents Notes

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