



- Stunning Ground Floor Triplex Apartment - Over 1900sq.ft.
- Grade II Listed Converted Mill in Lovely Surroundings
- Spacious Living Accommodation Set Over 3 Floors
- Four Double Bedrooms
- Two Modern Shower Rooms
- Private Wraparound Garden
- Allocated Parking
- Well Maintained Gardens and Grounds
- Close to Countryside Walks, Transport Links and Local Amenities

18 Valley Mill Cottonfields, Bolton, BL7 9DY

Welcome to 18 Valley Mill...Set in the award winning Valley Mill building, this sensational four-bedroom, ground floor apartment is beautifully presented, ready for the new owners to unpack and enjoy! With plenty of living accommodation set over three floors, including an impressive open-plan kitchen-diner-living room, four versatile double bedrooms, two bathrooms and plenty of storage space! Located on the ground floor, we believe this apartment has the largest outdoor space of all the apartments in Eagley Mills, offering the perfect space to enjoy the sunshine and a BBQ with friends. Nestled down in Eagley Valley, close to lots of lovely walks through nature, a gentle running brook and within easy access of transport links, it's easy to see why Valley Mill is a popular choice. Viewing is highly recommended - but be quick!

A Closer Look...

On entering Valley Mill, make your way through the secure entrance and into the foyer, with rustic industrial décor, where you will instantly notice how well-presented all the communal areas are. Take the steps up to the upper ground floor and down the corridor to the apartment - alternatively, you can enter through the secure pedestrian gate in the garden, for convenient access from the street. The accommodation is set over three floors, with the four bedrooms providing versatility for modern living. The open plan living room features impressively high ceilings with dual aspect arched full-height windows punctuating the feature brickwork walls. The kitchen sits to the far end of the room, with fitted base and wall units and integrated Bosch oven, induction hob with extractor and plumbing provisions for your fridge, freezer and washing machine. There's ample space for a dining table, as well as your sofa and furniture in the lounge area. A glazed door leads out to the wraparound garden and also gives convenient private access to the property from the street.

Bed and Bath...

Step into the hallway, which connects you to the upper and lower floors, giving access to all four bedrooms and the two shower rooms. All four bedrooms are wonderfully spacious king sized rooms with unique character. The master bedroom sits on the top floor, with plush carpets and an arched window looking over towards Eagley Brook. This floor also has a lovely shower room, part tiled in sleek, white metro tiling with a walk-in rainfall shower, vanity basin, W.C. and heated towel rail.

On the ground floor, bedroom two also boasts plush carpets and fitted wardrobes to one wall to organise your belongings. A second modern shower room on this floor features part tiled elevations in soothing grey tones, a walk-in rainfall shower, vanity basin and chrome heated towel rail. The third bedroom on the lower

ground floor is currently used as an impressive home office/snug, with laminate wooden flooring and dual aspect windows, and the fourth bedroom next door also offers versatility and a great size.

Outside Oasis...

Step out of the door from the lounge into your own private, walled, wraparound garden - a rare gem for these apartments, and one of the largest outside spaces attached to any within this development! Enjoy the sunshine with a drink and the peaceful backdrop of Eagley Brook. Flowerbeds and raised planters offer beautiful pops of colour and annual interest, and there's plenty of space to set up your outdoor furniture and BBQ. There's a secure wrought iron pedestrian gate leading to the street, ideal for unloading the shopping directly into your apartment!

The Location...

Valley Mill is a Grade II listed property, situated in the peaceful conservation area of Eagley Valley - acknowledged as an area of high residential demand and offering a vibrant location with a mix of modern townhouses and apartments set within the estate, making this a popular setting for professionals and families alike. Served by excellent local amenities including shopping, schools and leisure facilities and with easy access to open countryside.

A truly stunning apartment that must be viewed!

£275,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

External Elevation



Entrance Hallway



Open Plan Living Space



Kitchen





Bedroom One



Shower Room



Bedroom Two



Bathroom



Lower Ground Floor



Bedroom Three / Second Lounge





Bedroom Four

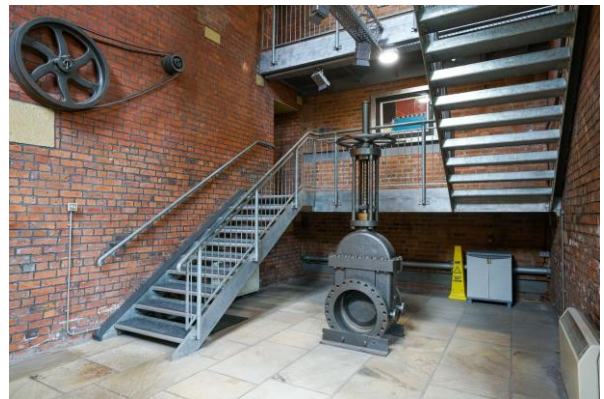


Garden





Additional Estate Photos

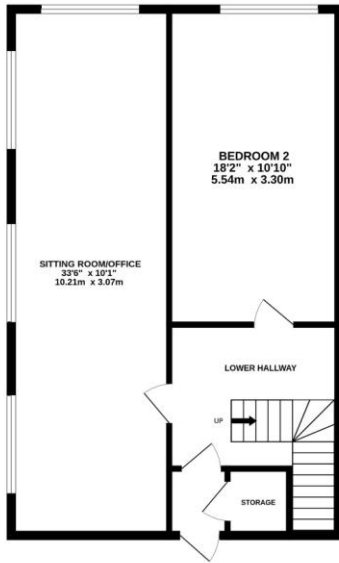


Agents Notes

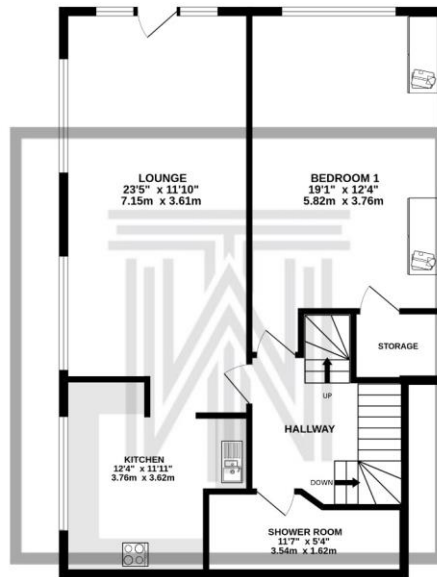
William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property

18 Valley Mill Cottonfields, Bolton, BL7 9DY

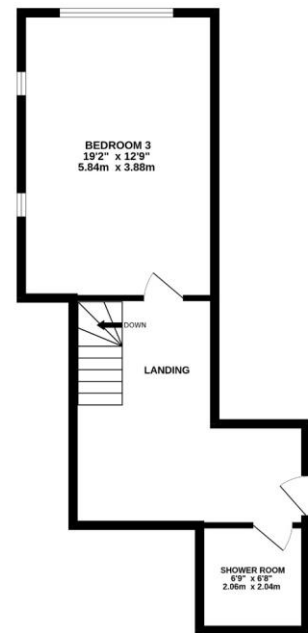
LOWER GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



18 VALLEY MILL - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1968 sq.ft. (182.9 sq.m.) 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.
Made with Metropix ©2025