



Thredfold Lane, Bolton, BL7

Guide Price: £175,000

Leasehold

Thredfold Lane, Bolton, BL7

Introducing this Well Presented TWO BEDROOM apartment located in the Eagley Mills Development, in the heart of the Eagley Valley nature reserve with stunning views from the south – facing balcony across the valley and the river below. With wildlife and river walks on your doorstep and access to independent and high quality local bars and restaurants this is a highly sought after place to live.

As you enter the property you are met with a high ceiling entrance hallway, where the property has been re-painted and had a full clean ready to move straight in.

The Living Room offers floor to ceiling windows flooding the room with heaps of natural light, accompanied with incredible space. The balcony can be accessed through here which offers stunning views of greenery.

The Kitchen entertains tiled flooring with Granite Worktops, Double Oven, electric hob, Dishwasher, Fridge, Freezer, Washing Machine and endless cupboard space.

The Modern Bathroom is fully tiled, containing a bath with shower over, W/C and hand basin.

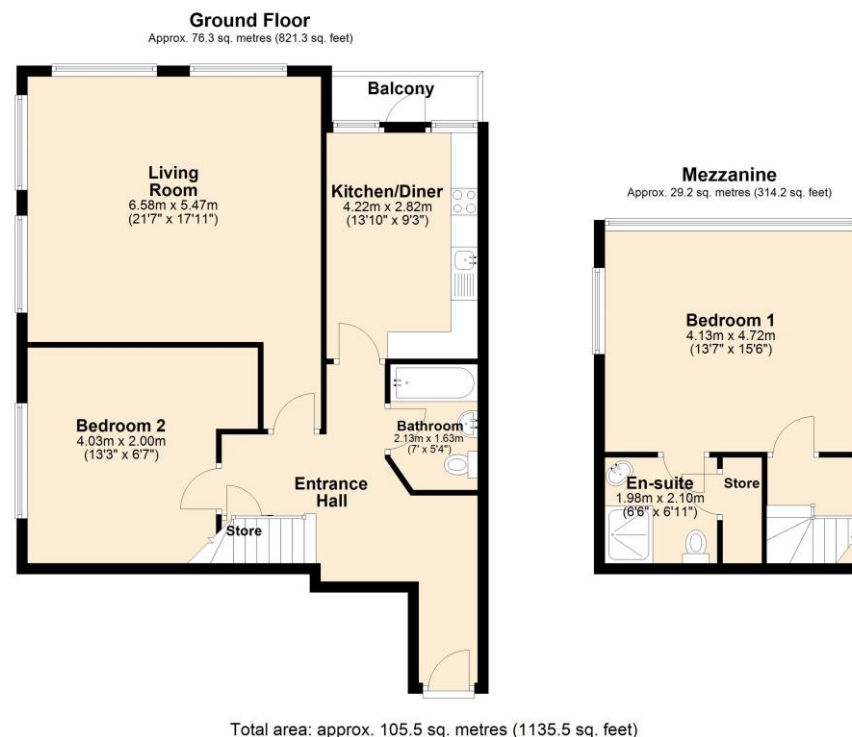
Bedroom two is great size double room, which has fitted full length mirrored wardrobes and shelving units.

Bedroom one is located above the living room on the messanine floor. Curtains can be fitted to provide extra privacy, including two wardrobes.

En-Suite is tastefully designed, fully tiled with a rainhead walk in shower, W/C and Vanity Hand Basin.

Externally, there is the added benefit Two secure underground parking spaces.

- Leasehold
- 999 years from Jan 2001
- Ground rent £75pa
- Service Charge £276pcm
- EPC Grade TBC
- Council Tax Band D







The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.