



6 Brook Mill, Threadfold Way
£220,000

Miller Metcalfe
Every step of the way

6 Brook Mill

Bolton

Introducing Brook Mill an immaculate two/three bedroomed ground floor apartment offering spacious accommodation. Situated on the much sought after Brook Mill development located for many amenities, restaurants and pubs, Bromley Cross railway station and adjacent to the Eagley Brook Nature Reserve for walks. The apartment offers contemporary and stylish living and has been modernised throughout.

Accommodation in brief comprises of a welcoming spacious entrance hallway with intercom service and two storage cupboards leading to a light and airy lounge with full length tall windows and a door leading to the balcony, ideal for dining /alfresco dining and overlooks Eagley Brook. The lounge opens to a modern fitted kitchen with integrated appliances including a fridge and freezer, Bosch induction hob and microwave, Bosch double oven, integrated dishwasher and washing machine which overlooks the lounge, original brick feature wall.

There are two/three generous double bedrooms master with en-suite balcony, both with ample storage. A contemporary bathroom fitted with a three-piece suite.

Outside there are communal gardens and an allocated parking space. There is also guest parking available to the rear.

Further benefits from impressive tall feature windows with safety glass. Heated by electric heating system and is fully double glazed. South facing aspect, the apartment allows pets and the building is listed.

Internal viewing is essential to fully appreciate this ground floor apartment.

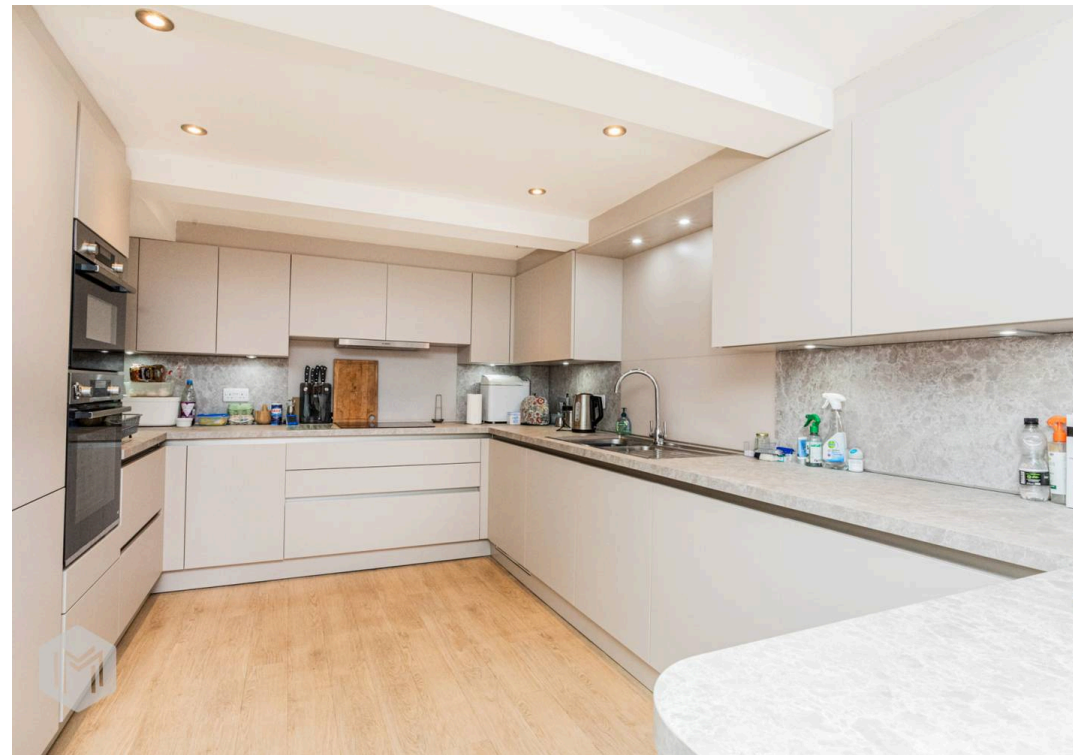
Council Tax band: E

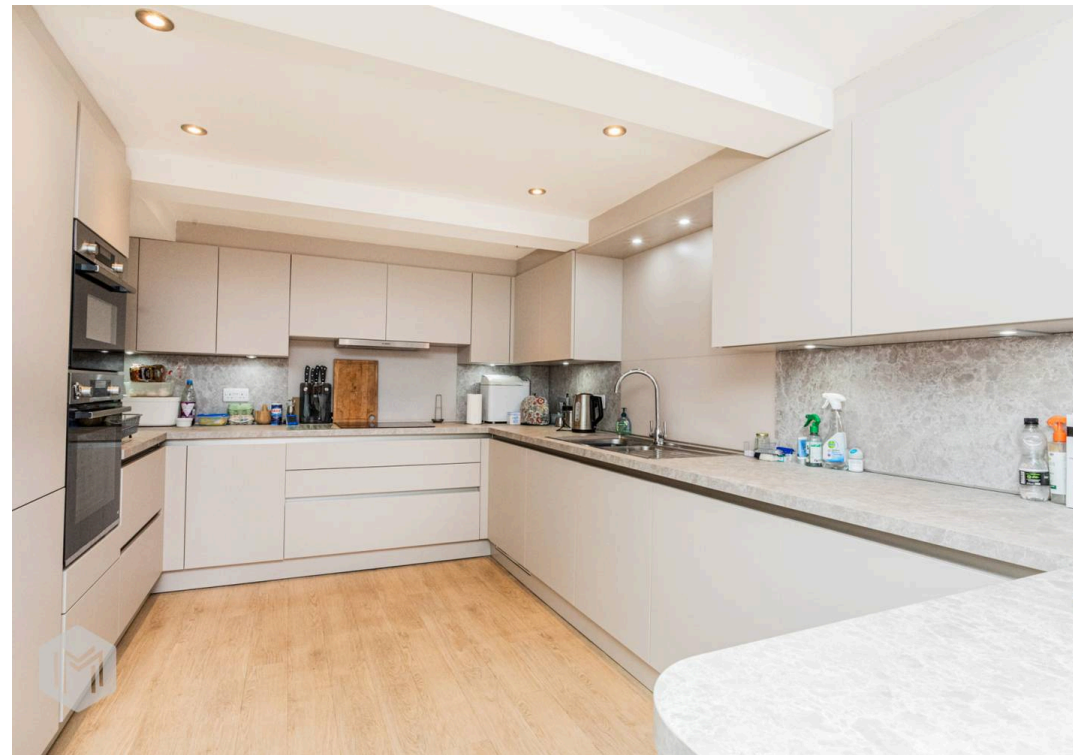
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

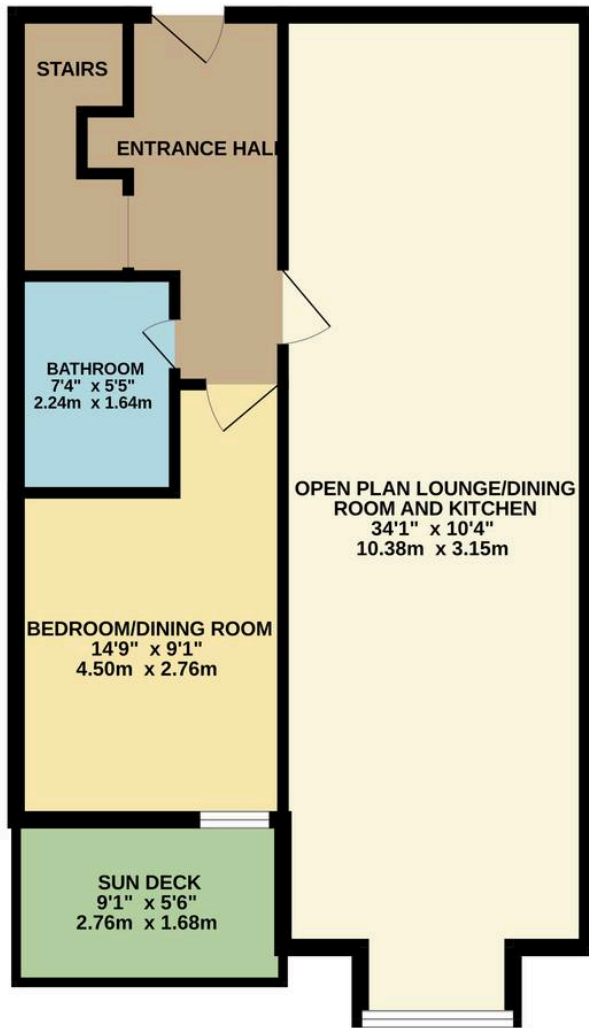




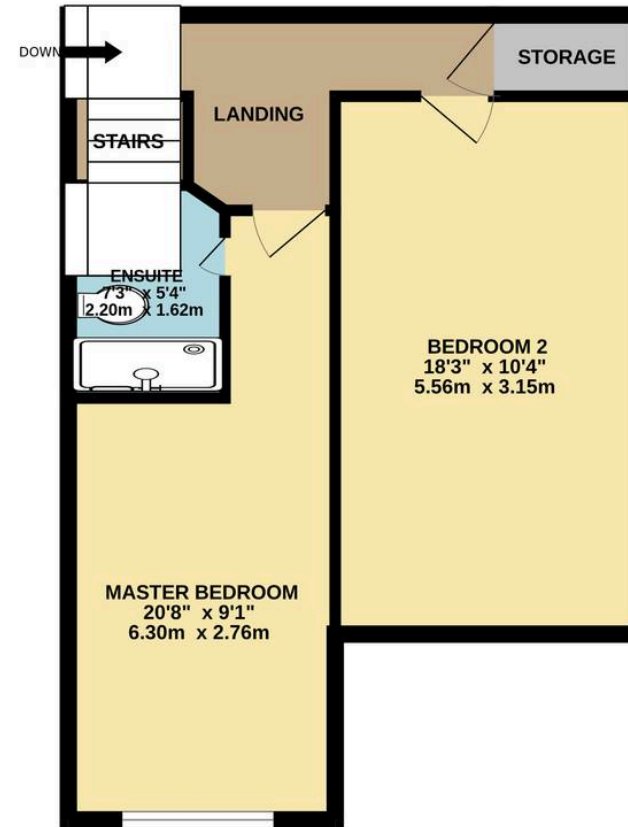




GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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.
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