



Brook Mill, Egerton £250,000

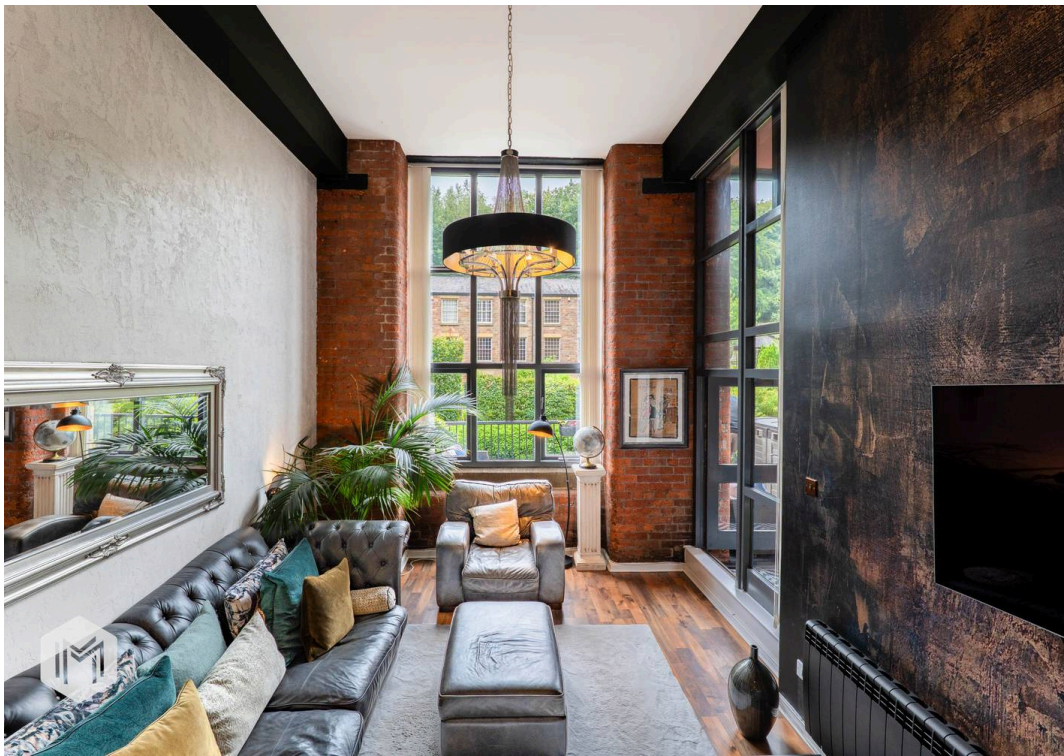
Miller Metcalfe
Every step of the way

Brook Mill

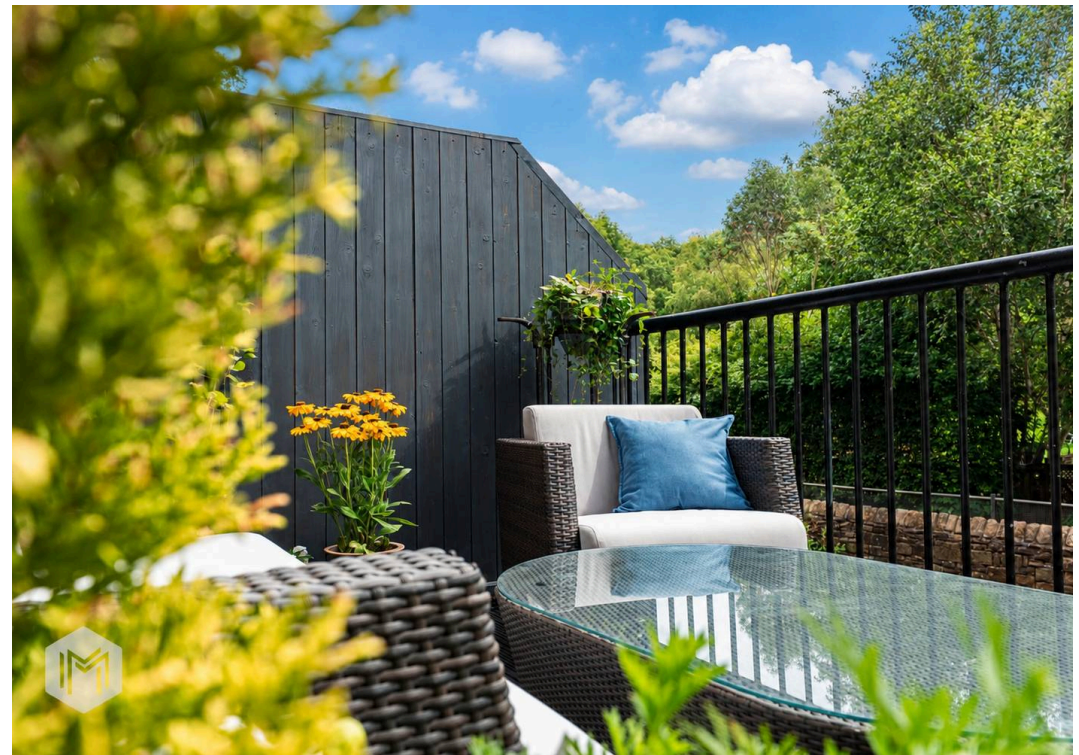
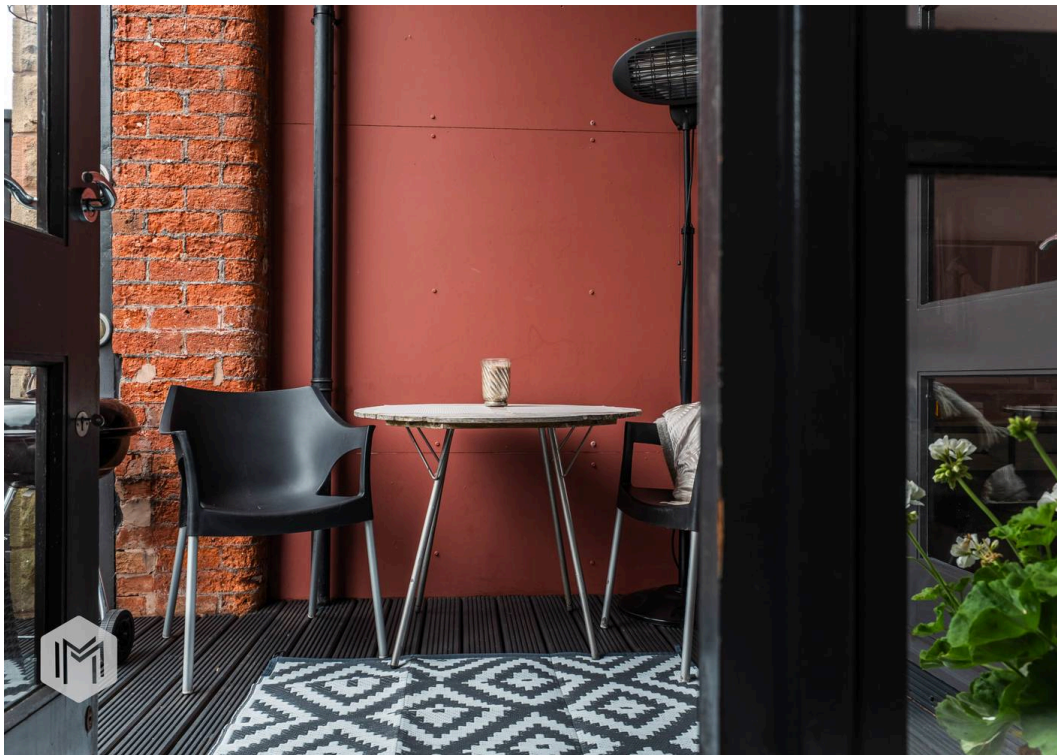
Bolton

This simply stunning and beautifully presented three-bedroom riverside duplex apartment enjoys a peaceful and picturesque setting within the highly desirable Eagley Valley, overlooking the calming river and surrounding leafy woodland. Set within a charming converted mill building, the property perfectly combines character, space, and contemporary style. Positioned just a stone's throw from Eagley Nature Reserve, where scenic footpaths follow the brook and open out onto green fields, this exceptional home offers a rare opportunity to enjoy a tranquil lifestyle while remaining close to everyday conveniences. One of the standout features of this apartment is the private decked balcony, which provides a wonderful extension of the living space. It is the perfect spot to relax with a book, enjoy breakfast in the fresh air, unwind with a morning coffee, or simply sit back and listen to the sounds of nature and the gentle flow of the river. This outdoor space beautifully enhances the sense of calm and connection to the natural surroundings, making it a true lifestyle feature. The apartment is spacious, tastefully modernised, and finished to a high specification throughout. Being one of only a few properties of this generous square footage, it is an ideal choice for a variety of buyers. Offered with no onward chain, the property is ready for immediate occupation and presents an excellent opportunity for those seeking a smooth and hassle-free move. Situated in a popular location within an area of consistently high residential demand, the apartment is conveniently placed for a range of local amenities, well-regarded schools, and excellent transport links, making it an attractive option for commuters, families, downsizers, and investors alike. Upon entering, you are welcomed by a spacious entrance hallway, which leads through to a generously proportioned living and dining area. This impressive space is flooded with natural light from a striking floor-to-ceiling feature window, framing delightful views of the surrounding greenery. The room is further enhanced by beautiful exposed brick features and wooden style flooring, thoughtfully designed to create a warm, stylish, and comfortable living environment. The contemporary kitchen is fitted with a range of modern units, Neff integrated appliances, and ample worktop space, providing a practical yet elegant setting for everyday cooking and entertaining. Direct access to the balcony allows for a seamless connection between indoor and outdoor living, particularly during the warmer months. A separate utility room provides excellent additional storage, along with space for a washing machine and dryer, adding further practicality to the home. Each of the three bedrooms is well-proportioned, with neutral décor and large windows allowing plenty of natural light. The principal bedroom offers excellent space for a king-size bed and further furnishings, along with the benefit of an

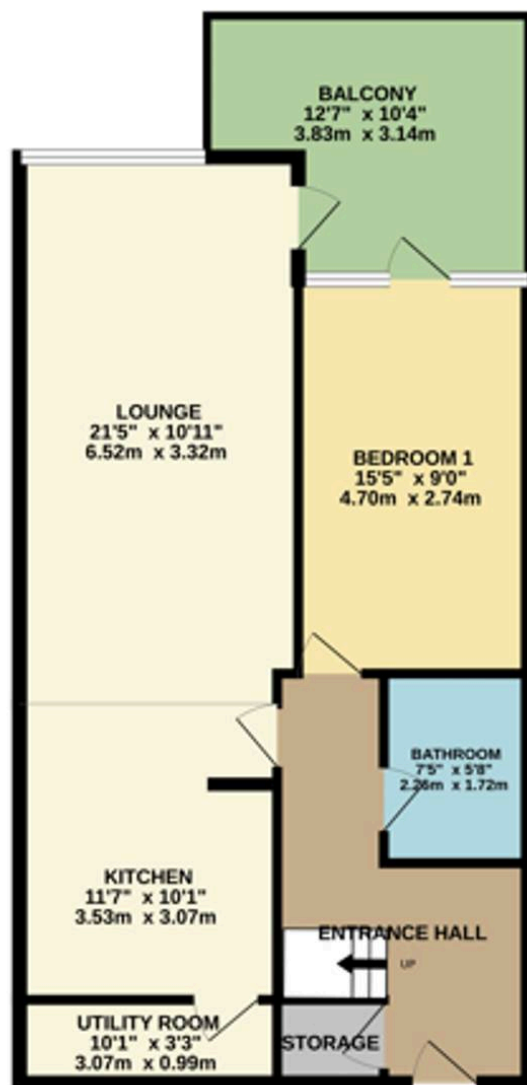




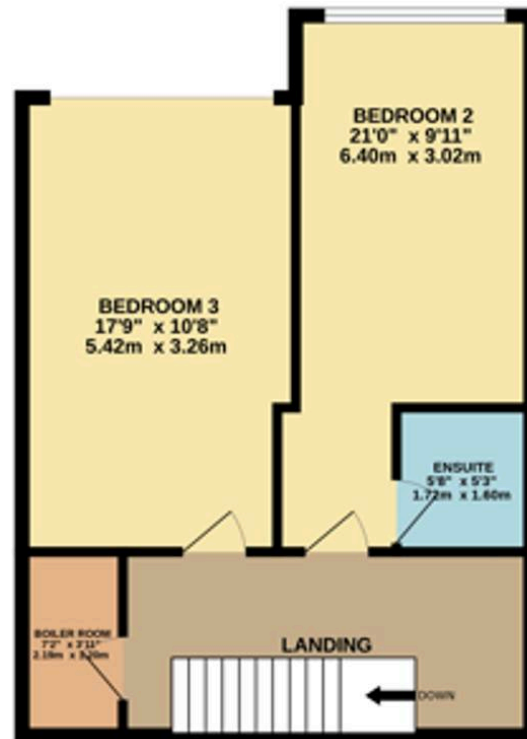




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.6 sq.m.) approx.

While 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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