



23 The Cotton Building Deakins Mill Way, Egerton
£250,000

Miller Metcalfe
Every step of the way

23 The Cotton Building Deakins Mill Way

Egerton, Bolton

INCLUDES 2 YEARS SERVICE CHARGE FULLY PAID IF THE FULL ASKING PRICE IS OFFERED

Introducing a stunning penthouse apartment located on the upper floor of The Cotton Building. This exquisite property boasts two spacious double bedrooms and two bathrooms offering a perfect blend of luxury and comfort.

Step out onto the private balcony to enjoy breathtaking views or relax in the beautifully landscaped communal gardens. with private resident parking available convenience is at your fingertips.

The interior features a modern and stylish design with a open plan dining kitchen, Juliette sash windows to the balcony complemented by high-quality fixtures and fittings throughout. Separate spacious dining room perfect for entertaining guests.

The property further benefits from intercom service, ample storage, and an onsite café for convenience.

Situated in a sought-after location, this property provides easy access to local amenities, transport links to Manchester City Centre, close to M60 motorway links and is surrounded by woodland perfect for walks.

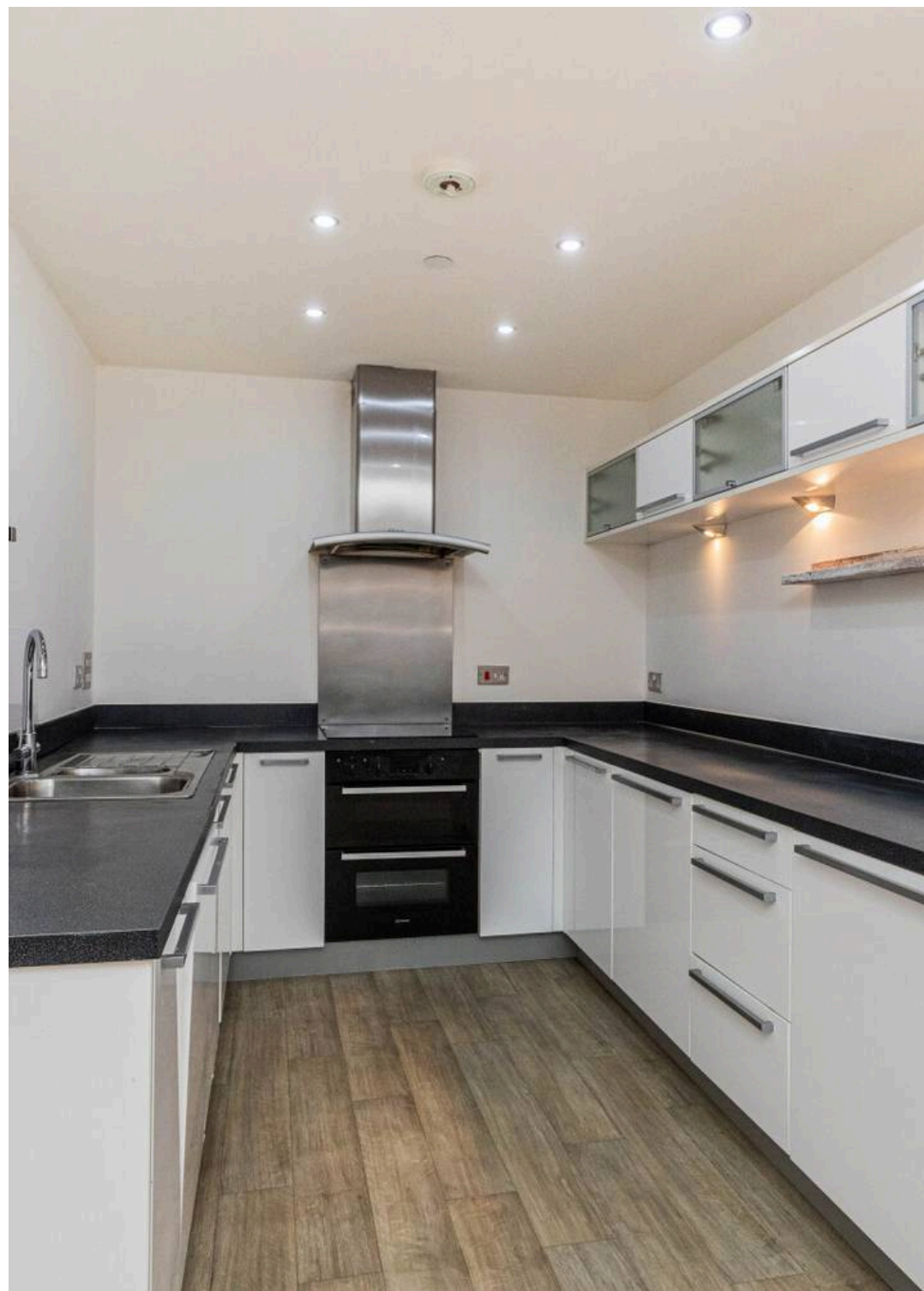
Don't miss the opportunity to own this exceptional penthouse apartment, offering a luxurious lifestyle in a prime location. Contact us today to arrange your viewing.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

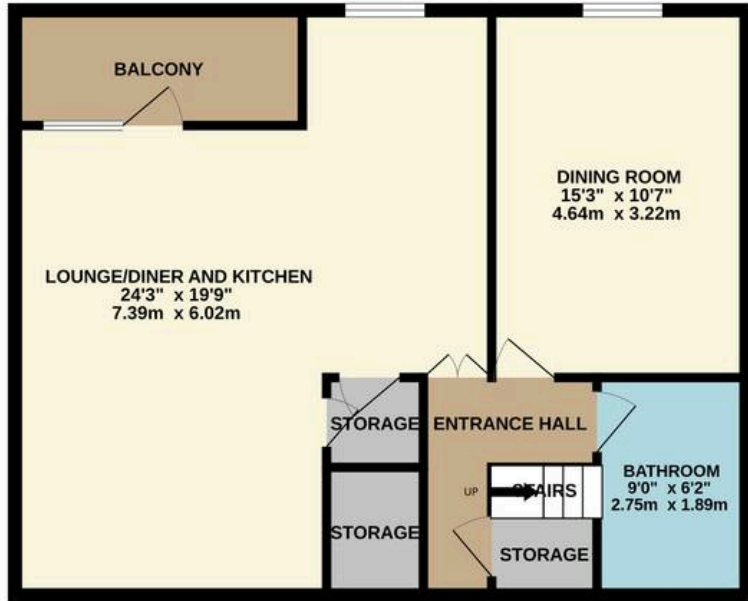




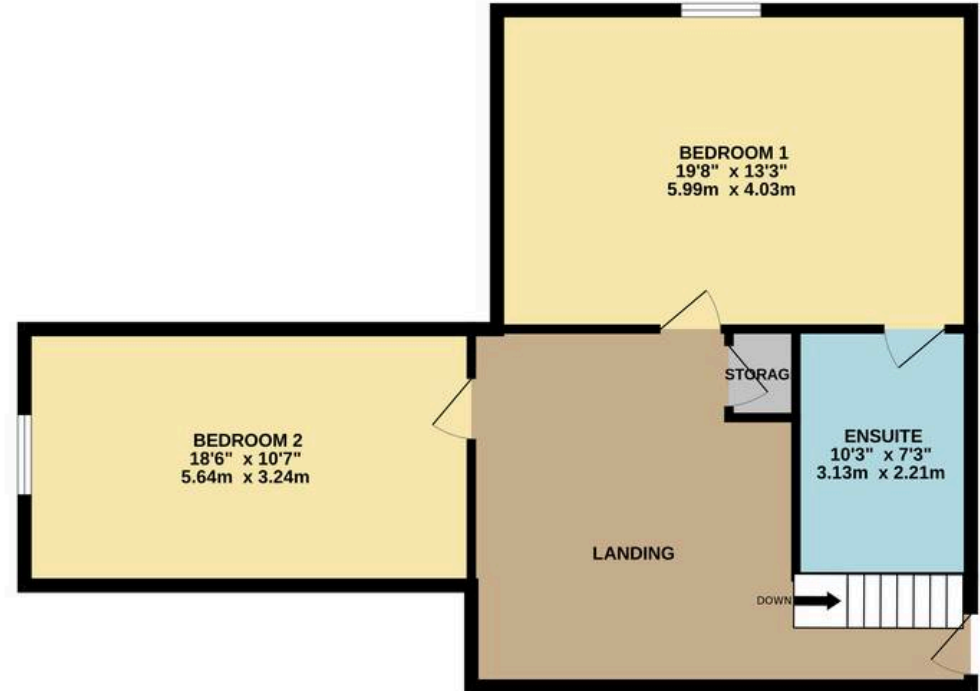




GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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