



19 The Brook Building Deakins Mill Way, Egerton
£170,000

Miller Metcalfe
Every step of the way

19 The Brook Building Deakins Mill Way

Egerton, Bolton

This impressive two bedroom second floor apartment presents a superb opportunity for buyers seeking spacious and comfortable living in a lovely setting. Upon entering, you are welcomed by a generous spacious hallway that leads to all principal rooms. The open plan living and dining area is bright and airy, benefitting from large windows that allow natural light to flood the space and provide a pleasant outlook with access to the balcony. The modern kitchen is well appointed with a range of fitted units, ample worktop space, and integrated appliances, making it ideal for both every-day use and entertaining guests. Both bedrooms are well proportioned, with the principal bedroom offering ample room for wardrobes and additional furnishings, while the second bedroom is perfect for use as a guest room, home office, or nursery. The contemporary bathroom is finished to a high standard with quality fixtures and fittings, including a bath with shower over, a wash basin, and a WC. A particular feature of this apartment is the private balcony, which provides a tranquil spot to unwind and enjoy the outlook over the attractive surroundings. The property further benefits from an allocated car parking space (providing convenience and peace of mind for residents), secure entry system, and lift access to all floors. Situated in a sought after development, this apartment is ideally located for access to local amenities, transport links, and reputable schools, making it an excellent choice for professionals, couples, or small families alike. Tastefully decorated throughout, the property is ready to move into and offers a comfortable and stylish home in a desirable location. Early viewing is highly recommended to fully appreciate the quality and space this apartment has to offer.

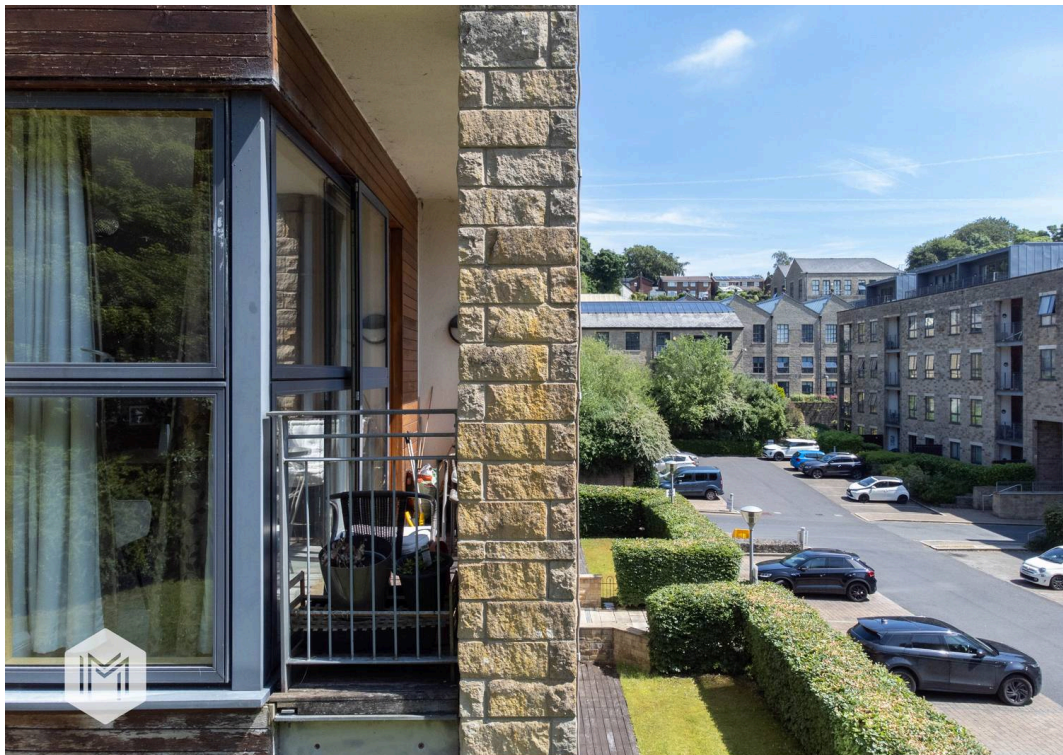
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

