

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

218 Valley Mill Cottonfields, Bolton, BL7 9DY

Welcome to 218 Valley Mill...Set in the award winning Valley Mill building, this two-bedroom, second floor apartment is beautifully presented, ready for the new owners to unpack and enjoy! Briefly comprising of an impressive open-plan kitchen-diner-living room, two versatile double bedrooms and a three-piece shower room. Nestled down in Eagley Valley, close to lots of lovely walks through nature, a gentle running brook and within easy access of transport links, it's easy to see why Valley Mill is a popular choice.

A Closer Look...

On entering Valley Mill, make your way through the secure entrance and into the foyer, with rustic industrial décor, where you will instantly notice how well-presented all the communal areas are. Take the steps or lift up to the second floor and down the corridor to the apartment.

The kitchen-diner-living room features dual aspect arched full-height windows punctuating the brickwork walls and allowing for an abundance of natural light. The kitchen is fitted with base and wall units and integrated appliances include an electric hob, oven, extractor hood, dishwasher and a an undercounter fridge and freezer. There's ample space for a dining table, as well as your sofa and furniture in the lounge area. A glazed door leads out to the balcony- the perfect spot to relax and enjoy your morning coffee.

Bed and Bath...

The hallway connects you to both bedrooms and shower room. The first bedroom to discover is a spacious double with high ceilings and a door leading to the balcony, while the mezzanine bedroom is also well-proportioned, benefitting from the same natural light as the kitchen-diner-living space. The shower room is fully tiled and comprises of a WC, vanity basin, heated towel rail and a large enclosed shower with both overhead and handheld fittings.

The Location...

Valley Mill is a Grade II listed property, situated in the peaceful conservation area of Eagley Valley - acknowledged as an area of high residential demand and offering a vibrant location with a mix of modern townhouses and apartments set within the estate, making this a popular setting for professionals and families alike. Served by excellent local amenities including shopping, schools and leisure facilities and with easy access to open countryside.

218 Valley Mill Cottonfields, Bolton, BL7 9DY

£190,000

www.williamthomasstates.co.uk
454 Darwen Road Bromley Cross Bolton



- Second Floor Apartment
- Grade II Listed Converted Mill in Lovely Surroundings
- Spacious Living Accommodation
- Two Bedrooms
- Three-Piece Shower Room
- Balcony
- Allocated Parking
- Well Maintained Gardens and Grounds
- Close to Countryside Walks, Transport Links and Local Amenities

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External Elevations



Communal Hallways



Entrance Hallway



Open Plan Kitchen





Views



Open-Plan Kitchen-Diner-Living Room



Balcony



Landing



Three-Piece Shower Room



Bedroom Two



Mezzanine Bedroom





Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property