



Deakins Mill Way
Egerton, Bolton, BL7 9YU

Offers In Region Of
£169,950

Property Features

- 2 Bedroom Upper Floor Apartment for Sale
 - Allocated parking
 - Much sought after development
 - Large open plan living
 - Two double bedrooms
 - Double glazed throughout
 - Lift providing access to all floors
 - Secure intercom system
 - Leasehold property
 - Contemporary fixtures and fittings throughout
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STEP INSIDE 7 THE BROOK BUILDING

This extremely spacious two bedroom upper floor apartment briefly comprises; L shaped entrance hallway with large storage cupboard, leading you into the large open plan lounge/kitchen area with sliding doors leading onto the private balcony. The fully fitted kitchen is complete with a range of modern fitted eye-level and base units finished in cream with a contrasting work surfaces that match perfectly with the stylish tiled flooring. An integrated fridge, freezer and dish washer are also included. There is also a built in electric oven, induction hob with overhead extractor fan with a convenient breakfast bar. There is also a small utility room off kitchen as well as the entrance hall cupboard which houses the boiler and gives you room for storage and would house the washing machine and dryer. The lounge area is bright and spacious offering plenty of room for living room furnishings of your choice. Bedroom One comes with built in wardrobes and boasts ample space to accommodate additional bedroom furnishings. There is also a convenient en-suite within the master bedroom, featuring a shower, wc and wash basin. Bedroom two is also a great size and would accommodate a double bed and other bedroom furnishings. The main bathroom contains an executive 3 piece suite consisting of w/c, wash basin and bath with over head shower and glass screen. Further benefits include, partly tiled walls, tiled flooring, a large mirror, spotlights and extractor fan. Viewing of these award winning apartments is essential to appreciate the location and quality on offer.



LOCATION

Deakins Mill Way, is located in the ever popular village of Egerton. The area is served by first class facilities including, easy access to Walmsley Church Of England Primary School and Egerton Primary School both with outstanding Ofsted reports. Turton & Birtenshaw Secondary Schools are also within a short distance drive away. There are some fantastic restaurants just on your doorstep, including Bistro 341 offering British artisan food, The Cross Guns Inn has recently undergone an extensive investment and refurbishment, the pub begins an exciting new era as a traditional style public house and restaurant, offering a warm and friendly welcome to regulars and newcomers as well as four legged friends. The area is within easy reach of the A666 for anyone commuting into Bolton or Darwen where you will find wonderful rural walks within beautiful countryside.

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