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**BROOK MILL THREADFOLD WAY, EAGLEY, BL7 9DW**



- Stunning duplex apartment
- Ground floor
- Sought after location
- 3 bedrooms open plan living area
- Master bed with en-suite
- Impressive mezzanine bedroom
- Allocated parking space
- Lovely outdoor surroundings



**Offers over £229,950**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, C W Pearson.

A stunning three bedroom duplex apartment situated in one of the areas most regarded developments. Brook Mill is a superb conversion retaining many original features including exposed walls and large windows. The property has an impressive mezzanine bedroom/sitting room and a canopy patio with leafy aspects. Viewing is highly recommended to fully appreciate this superb property. [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), (01204) 381281 The accommodation briefly comprises; Communal entrance with a lift to all floors. Hall, open plan living room/kitchen, bedroom with a patio balcony, and a bathroom. On the first floor there is the master bedroom with an en suite shower room and an impressive mezzanine bedroom/sitting room. The property also benefits from double glazed windows to the majority and electric storage heating.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Security entry phone system. Built in under stairs storage cupboard, doors leading to

**Open plan living/dining/kitchen:** 22' 5" x 11' 3" (6.83m x 3.43m)

Double glazed window front aspect, door leading onto a balcony with a decked patio, two wall mounted electric heaters, inset spotlights.

**Kitchen area:** 10' 6" x 11' 3" (3.20m x 3.43m)

Contemporary fitted kitchen with fitted wall and base units and complimentary working surfaces, inset induction hob, concealed extractor hood above, built-in oven and grill, integrated fridge and freezer, inset single bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, space for a washing machine, inset spotlights.

**Bedroom 2:** 14' 7" x 9' 0" (4.44m x 2.74m)

Double glazed windows and patio door, wall mounted electric heater, fitted wardrobes.

**Bathroom:** Matching white suite comprising panel enclosed bath with mixer tap and shower attachment, close coupled WC inset to a wash basin with mixer tap, part tiling to the walls, electric heated towel rail, extractor.

From the entrance hall there is a turning staircase which leads to.

**Landing:** Wall mounted electric heater, built in airing/storage cupboard

**Bedroom 1:** 21' 0" x 9' 7" (6.40m x 2.92m)

Double glazed window front aspect, range of fitted wardrobes, wall mounted electric heater, door leading to

**En Suite:** Modern white suite comprising, tiled shower cubicle, close coupled WC, wash basin with mixer tap, part tiling to the walls, extractor.

**Mezzanine bedroom:** 18' 7" x 11' 3" (5.66m x 3.43m)

This is a superb room which could have a number of uses including the sitting room/bedroom and the mezzanine which overlooks the living room. Wall mounted electric heater, fitted wardrobes

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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