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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, (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 understairs 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.

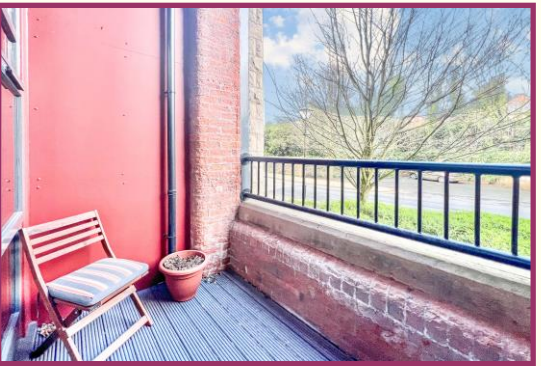
Mezzanine bedroom: 18' 7" x 11' 3" (5.66m x 3.43m)
This is a superb room which could have a number of uses including the sitting room/bedroom and the mezzanine which overlooks the living room. Wall mounted electric heater, fitted wardrobes

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Mortgages: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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Please note: all viewings are by appointment only through our BOLTON Office