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VALLEY MILL COTTONFIELDS, EAGLEY, BL7 9DY



- Ground floor apartment
- Fitted double bedroom
- Allocated parking
- Well maintained communal gardens
- Secure entry system
- Close to countryside walks
- Grade II listed converted mill
- Close to amenities and commuter routes



£120,000

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E: bolton@cardwells.co.uk

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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. R.W.L. Cardwell. & R.W. Thompson.



Located within the award winning Valley Mill building is this fantastic ground floor apartment. Valley Mill is set within Eagley Valley and is extremely popular due to the proximity of many local amenities, transport links and plenty of local walks, exploring the nature along Eagley Brook. Internally the property comprises an entrance hallway, open plan kitchen/living area, three piece bathroom and large fitted bedroom. Externally there are well kept communal gardens with an allocated parking space. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, storage cupboards, laminate effect flooring, electric wall mounted storage heater, intercom.

Kitchen/Living Room: 30' 3" x 12' 3" (9.22m x 3.74m) Ceiling light point, double glazed window overlooking the communal lawn, range of fitted wall and base units with extractor fan, integrated electric hob, electric oven, dishwasher, fridge, freezer, washer/dryer, stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls, laminate effect flooring, electric wall mounted storage heaters.

Bedroom: 15' 10" x 10' 9" (4.83m x 3.27m) Ceiling light point, fitted wardrobes and dresser unit, electric wall mounted storage heater, double glazed windows overlooking the communal lawn.

Bathroom: 7' 2" x 5' 10" (2.18m x 1.78m) Ceiling light point, extractor fan, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap, tiled floor with splashback to the walls.

Externally: There are well kept communal gardens with an allocated parking space.

Service Charge & Ground Rent: The service charge month is £184.55 total £2214.60 £75 per year ground rent.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2000

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is in Eagley Bank conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

