



Deakins Mill Way

Bolton, BL7 9YT

£365,000



Showcasing its unique modern design and generous footprint of over 1,800 sq ft, this three-bedroom three-storey townhouse is situated on Deakins Mill Way, tucked away in a quiet corner of Egerton in a leafy green environment while still having the convenience of plentiful amenities nearby. The property is finished to excellent modern standards throughout, and the high ceilings add to the unique design, creating an airy feel and subtle sense of grandeur.

A quick summary of the accommodation includes a large integral garage and entrance hallway, open plan living area including kitchen, dining and lounge area, a utility closet and downstairs WC, a spacious separate lounge with balcony, family bathroom, and three good sized bedrooms where the master is the largest and benefits from an en-suite and walk-in closet. There's scope to build into the loft too! Externally the property benefits from a double drive at the front, and to the rear is a low maintenance garden area overlooking woodland.



The Ground Floor

The home welcomes you in through the entrance hallway which gives you the first glimpse of the generous proportions on offer. Ceramic wood-effect tiled flooring grounds the space and leads to the rear where the house opens up into open plan living.

The first thing that grabs your attention here is the large floor to ceiling window and sliding glass door with an outlook into the garden and adjacent woodland. The kitchen with island and range of integrated appliances sits in the corner of the room and is finished to a contemporary standard, with gloss white units and a grey Corian worktop that complements the dark grey tiled splashbacks. Integrated appliances include a dishwasher, fridge, freezer, and an AEG cooking range including oven, microwave, and five-plate gas hob with matching extractor hood. Adjacent to the kitchen is a handy utility closet too, providing plumbing for the washer/dryer and a good amount of extra storage. The open plan nature allows cooking, dining, relaxing and socialising to blend together seamlessly... It's a great room for both the practicality of everyday life and when hosting family and friends.

The integral garage is accessible via the entrance hallway, and due its large size is suitable for converting part of it to a snug or other versatile room, while still having plenty of space to keep as a traditional garage. Other practical features of the ground floor are the downstairs WC - widely considered a necessity for modern life - in addition to more storage, both of which are located beneath the stairs.

The First Floor

The wide staircase leads from the entrance hallway to a spacious landing on the first floor where the grand proportions continue, and a large modern window continues the airy feel while being a stylish feature.

The main lounge is positioned on the first floor, and not dissimilar to the open plan living downstairs, a large floor to ceiling window and glass sliding door affords a lovely view of the neighbouring woodland, creating a cosy and private feel. The lounge is a fantastic size and is finished to neutral modern standards allowing you to easily move in, and a unique feature for a three-bed home like this is the large balcony next to the lounge, allowing you to enjoy that indoor-outdoor living on warm summer days on not just the ground floor, but the first floor too!

Also situated on the first floor is the family bathroom, and it's no surprise it's a great size and finished to contemporary standards. The room benefits from tiling to the floor and walls, and the three-piece suite includes bath with shower, wash basin and WC, with a substantial worktop adding extra practicality.

The smallest of the three bedrooms, while still being a good-sized double, is also on the first floor located at the front of the home, and benefits from large modern fitted wardrobes with sliding doors. The third bedroom is a great size for family life, or alternatively if three bedrooms aren't required all of the time, this is an ideal home office or hobby room.

The Second Floor

Continuing past the feature window on the first floor and up to the second floor, the master bedroom is situated at the rear and also benefits from the woodland view, while benefitting from a spacious three-piece en-suite with walk in corner shower, wash basin and WC, and a walk-in closet - maximising floor space while already being a very generous double. The second bedroom is also situated on this second floor, at the front of the home, with a balcony and plenty of glass that again continues that bright and airy feel.

The Outside Space

In addition the double drive at the front, the garden to the rear provides a good amount of outside space while being very low maintenance, ideal if you're not a fan of gardening. On the other hand, as demonstrated in neighbouring properties, there's potential to create a greener garden or do some landscaping if that's your thing. Either way, there's plenty of room for enjoying warm summer days with the glass sliding doors into the open plan living area. Plus, the large premium hot tub can be included in the sale if desired!

The Location

Located in Egerton, there's an array of local amenities on your doorstep... There's a lovely selection of cafes, restaurants, and pubs in Egerton, and also further afield in neighbouring Bromley Cross, as well as schools, shops, and transport links via rail and road leading to central Bolton, Manchester, and beyond.

As well as the practicalities mentioned above, Egerton is a quaint and quiet place to live, surrounded by lovely green countryside! On the edge of the West Pennine Moors with a real village feel, it's an idyllic location where scenic country walks and outdoor pursuits are aplenty.

The Specifics

The tax band is F.

The tenure is leasehold with a ground rent of £308.89 per annum.

The length of the lease is 999 years from 1st January 2005.

There is a grounds management/maintenance charge of £55 per month.

The property has a good energy efficiency rating of B, significantly higher than the national average.

The boiler is a Worcester combi located in a storage closet on the second floor.

The heating is controlled by a HIVE thermostat.

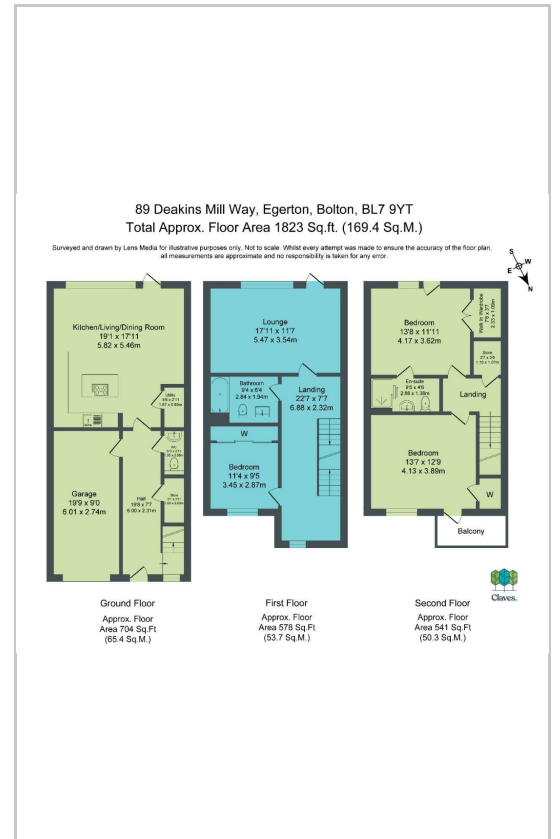
The property is alarmed.

There is an EV charging point at the front of the home.

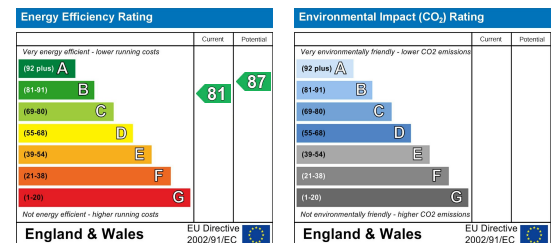
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk