



Brook Mill, Threadfold Way

Bolton, BL7 9DW

Offers around £165,000



This two-bedroom duplex residence in the contemporary development of Brook Mill is ready for its lucky new owners to simply unpack and enjoy the convenience of top-quality apartment living. Situated in the picturesque Eagley valley with lovely river walks under a luscious green canopy on your doorstep. Brook Mill is tucked away in a quiet location yet has plenty of amenities within walking distance or a short drive... Bromley Cross and Egerton provide a good range of shops, cafes, pubs, bars and restaurants, as well as Bromley Cross train station supplying direct routes into Bolton town centre and Manchester.



Mill History

After having pulled into your personal parking space in the private, well-maintained grounds, the exposed brick, stone flooring, and industrial decor in the entrance hallway of the building tell a tale of its history as a mill, subtly allowing its character to shine through while clearly being a modern-day, high-quality residential development. Upon ascending the impressive industrial-look staircase in the building's main entrance (or the lift if it has been a long day!), be welcomed by the contrast of the cosy carpeted corridor leading to your spacious yet homely abode.

Entering Number 210

Entering the door of 210, the double height ceiling which is featured in the apartment's hall, as well as in the open plan living area, creates a bright and airy feeling throughout. To the left of the hall lies the deceptively large open plan living-dining-kitchen area, providing an excellent entertaining space in addition to the general convenience of modern-day apartment living. Large floor to ceiling windows allows natural light to flood into this space while affording pleasant views of the green surroundings and river below. Conveniently access the balcony from this space and bring the outside in during the warmer summer months... Imagine a fresh coffee early in the morning with the background birdsong from neighbouring trees. Or maybe an evening dinner party and drinks with friends in the cool summer breeze is more your thing? Either way, the open plan living area with balcony provides you with a great, adaptable space throughout the year.

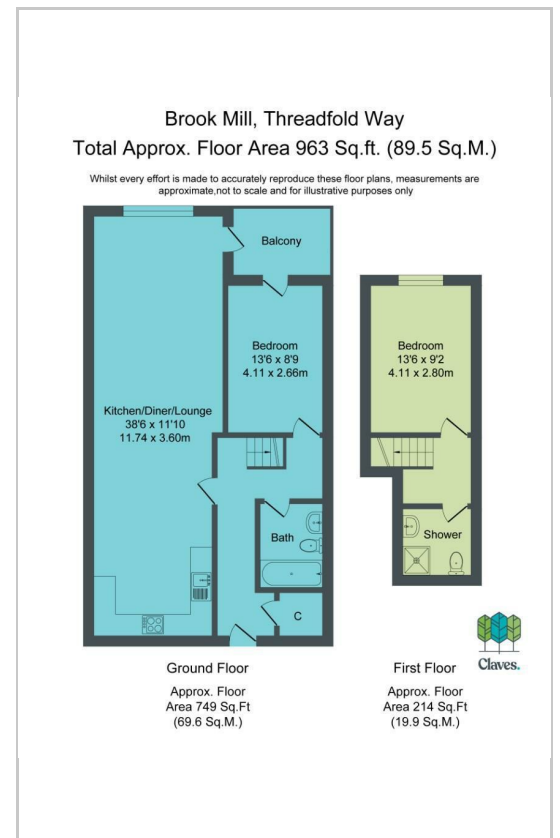
Sleeping Quarters Plus Much More

To the right-hand side of the hall, set over two floors separated by a chic staircase and landing, lie the two bedrooms and two bathrooms. So if there are two of you, you can both have your own bathroom. Each bedroom is a double, is finished with neutral décor, and benefits from the same pleasant views as the living area. Both bathrooms are well presented and in good condition – the one on the lower floor benefitting from a three-piece suite complete with a bath, and the upper floor benefits from a three-piece shower room. Much like the rest of the property, the bedrooms and bathrooms are ready for you to move in, unpack, and enjoy. Viewing recommended with no upward chain!

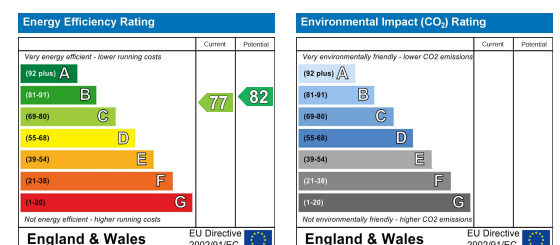
Area Map



Floor Plans



Energy Efficiency Graph



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