



Claves.



Cottonfields

Bolton, BL7 9DY

Offers over £175,000



Boasting over 1,000 sq ft with its own private access and a secluded south-facing garden, this ground floor duplex apartment in the sought-after development of Valley Mill offers a rare opportunity to own a luxurious modern property that benefits from both the conveniences of apartment living along with the privacy and outside space of a traditional home. Following a recent cosmetic refurbishment, the apartment is presented in immaculate condition and is finished to stylish modern standards. The accommodation includes an open plan living area with lounge, integrated kitchen and dining area, two good sized double bedrooms, a spacious four-piece bathroom, as well as the hall, landing and stairwell. In addition to the garden, the apartment comes complete with an allocated parking space in the private car park.



Open Plan Living

A huge arched window pours lots of natural light into the open plan living space, and the exposed brick feature wall tells a tale of the property's history as a mill, while creating a modern, urban feel with the fresh white walls and beautiful herringbone flooring.

The spacious lounge area allows ample space for a large sofa and armchair, while affording a pleasant green outlook across to the neighbouring trees and surrounding woodland. It is extremely quiet too, with very little passing traffic, affording a peaceful place to call home.

The kitchen to the rear of the open plan space is both stylish and practical, it features trendy minimalist blue cabinetry with mirrored splashbacks and a contrast wrap-around worktop that transitions to an elevated dining bar with seating for four, making it a great social space too. Integrated appliances within the kitchen include a fridge-freezer, dishwasher, washing machine, inset sink with tap and drainer, oven, four-ring hob with extractor hood, and microwave. Due to its generous size, there is also plenty of storage space.

Bedrooms & Bathroom

Both bedrooms are substantial doubles which provide far more space than most apartments, and like the living space both bedrooms are well-presented and have clearly been cared for. The upstairs bedroom has fitted wardrobes and benefits from the same pleasant outlook as the lounge, and the bedroom below is equally bright and airy, featuring a glass door with window surrounds opening onto the secluded garden. The bedroom downstairs also features a comprehensive variety of fitted furniture, including wardrobes, overhead cupboards, shelving, and a handy desk which is perfect for working from home.

Similar to the kitchen, the fully tiled bathroom is stylish, modern, and found in excellent condition following its recent installation. The tiled feature wall adds to the smart interior design, a wood-effect tiled floor complements the grey tiling to the walls, and the four-piece suite includes a bath, vanity basin with integral storage, walk-in corner shower and WC.

Outside Space

Unlike most apartments, 10 Valley Mill benefits from a garden! The garden is secluded and low maintenance, meaning you won't have to miss out on hosting summertime BBQs and can enjoy time relaxing or socialising with friends on sunny days, while still enjoying the perks of apartment living. It's a tranquil setting with Eagley Brook flowing by on the other side of the road.

In addition to the allocated parking space on the private, purpose-built car park, there is on-street parking directly outside the apartment too, with a lockable gate that leads from the garden to the street.

The mill itself is situated in well-kept grounds with plenty of greenery that complements the industrial heritage and character of the building.

Location

Valley Mill is a premium and well-established development located in the leafy green Eagley Valley, benefiting from the convenience of plentiful amenities nearby while also feeling like you're in a somewhat semi-rural spot.

Eagley Brook is situated near the property and flows through Eagley nature reserve which is an open green area ideal for dog walks, and there's a footpath leading through to Dunscair sports complex consisting of Dunscair Cricket Club, Tennis Club, and Football Club. Dunscair Golf Club is also within just a couple minutes' drive.

There are a great selection of amenities to choose from too, with the retail area in Astley Bridge providing large supermarkets and other independent shops, to the selection of cafes, pubs and restaurants found in neighbouring Bromley Cross and Egerton.

For those with little ones there's a variety of good schooling options in the area, and Bromley Cross and Hall'th Wood Train Station provide direct routes into Manchester, and the A666 offers easy access to the national motorway network.

Specific Details

Council Tax Band: D

Tenure: Leasehold

Lease Length: 999 years from 1st January 2000

Ground Rent: £75 per annum paid in two instalments of £37.50

Service Charge: £188.90 per month

Heating: Electric boiler with 'Megaflo' cylinder system

Parking: One allocated outdoor space included, plus the option to rent a gated basement parking space

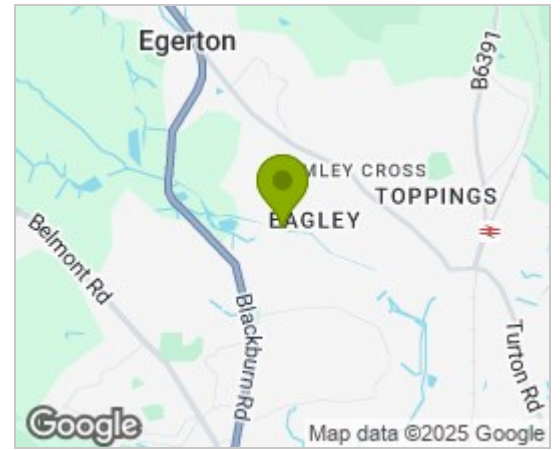
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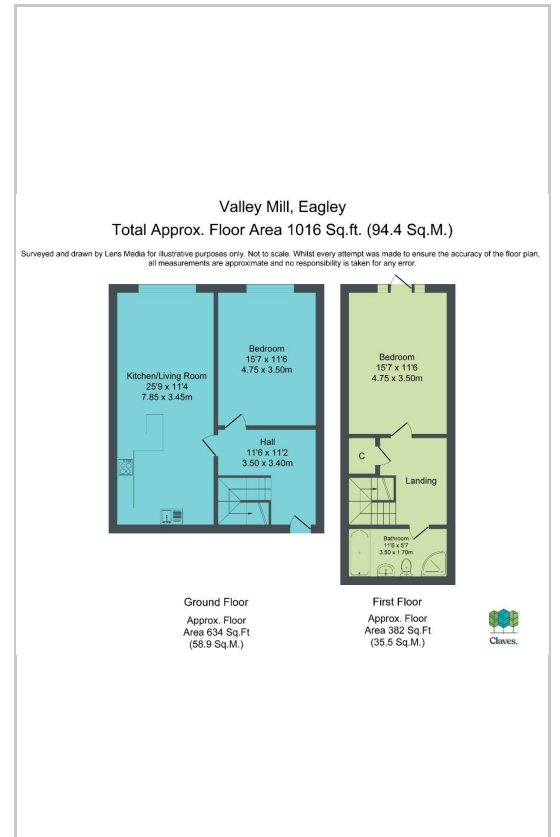
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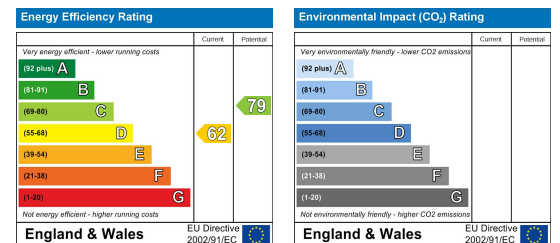
Area Map



Floor Plans



Energy Efficiency Graph



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