



Deakins Mill Way

Bolton, BL7 9YU

Offers over £215,000



Welcome to The Brook Building - a contemporary apartment building within the sought-after Deakins Mill development in Egerton, where this fresh, bright, and airy 2-bedroom apartment sits on the ground floor, complete with 2 bathrooms, a modern open plan living space comprising kitchen, dining and lounge, and a low-maintenance decked garden. Owing to its convenient lifestyle with all the amenities of Egerton and Bromley Cross on your doorstep, plus the secure, easy benefits of apartment living, this is a perfect home for a single person or couple looking for a modern home that is ready to move into without lifting a finger.



The Approach

After driving down Deakins Mill Way through the well-maintained grounds and past the leafy green woodland surrounds, you can pop your car in its allocated spot just a hop skip and jump from the main entrance of The Brook Building. Like the grounds, the internal space of this apartment building is kept in excellent condition, which can be seen as you stroll through the electric-locking main door and into the lobby. A staircase and lift sit immediately to the right, but number 2 sits on the ground floor so there'll be no need for those! Take a left and a short walk down the corridor sits this welcoming abode...

Living Space

A spacious hallway welcomes you inside and offers plenty of space, giving the first glimpse of the fresh white walls found throughout which add to the bright and airy feel. If the spacious hallway wasn't enough, a storage cupboard provides ample room for all your coats, shoes and other bits and bobs.

Natural light streams in through the huge windows and glass sliding door that opens onto the garden space from the main living area, creating a refreshing space where you can sit back and unwind after a busy day. And quite unique for a property of this type, this apartment benefits from that sought after indoor-outdoor living capability that many are so eager for on warm summer days... Slide open the glass door and voila! Perfect for al-fresco dining or a BBQ with family and friends.

The kitchen sits at the back of the main living area with its white gloss units and grey worktops complementing the fresh white and grey colour scheme found throughout. The kitchen comes complete with all the integrated appliances you need, including an AEG electric double oven, AEG 4-plate electric hob and extractor, dishwasher, fridge, freezer, and sink with drainer and mixer tap. Further benefits to this modern kitchen are the closet which houses the washer and dryer, and the breakfast bar adds to the practicality of both daily life and when entertaining guests.

Bedrooms & Bathrooms

The bedrooms and bathroom at number 2 certainly do not disappoint either! Both bedrooms are super spacious where the smart white and greys continue. The master benefits from contemporary fitted wardrobes, and of course an apartment of this stature wouldn't be complete without an en-suite – the suite is finished to high modern standards with grey tiling to the floor and walls, and features a large walk-in shower with glass façade, wash basin, WC, heated towel rail, and a large wall mirror which bounces light around the space. The main bathroom is finished with a similar design, and features a bathtub too, so fear not if you like a good soak!

Parking & Outside Space

In addition to the low maintenance, decked garden space, the property comes with an allocated parking space right outside the main entrance of The Brook Building.

Egerton & Beyond

Just a short stroll from Egerton there's an array of local amenities on your doorstep. Cafes, restaurants, and pubs are aplenty in Egerton, and further afield in neighbouring Bromley Cross, as well as 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 delightful place to live! On the edge of the West Pennine Moors, with a quaint village feel nestled amongst the surrounding countryside, it's an ideal location where scenic country walks are aplenty, as well as other outdoor pursuits including running, cycling, golfing, and sailing.

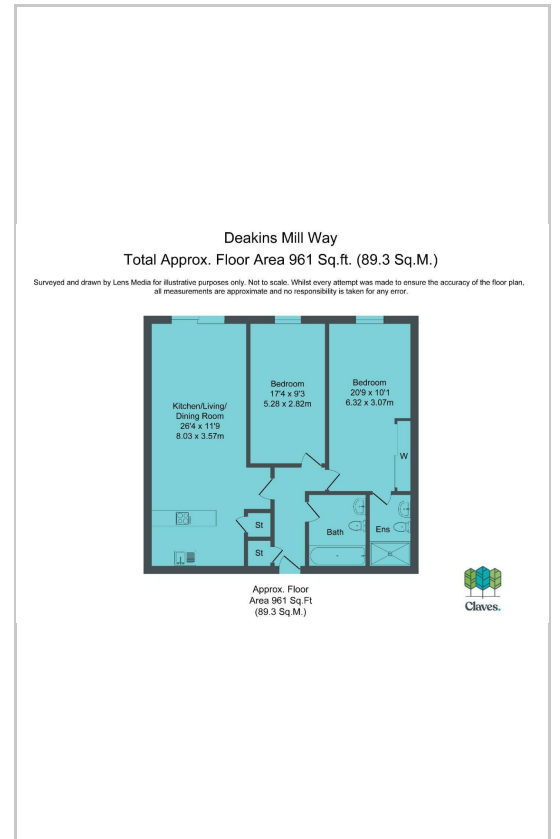
Services & Specifics

- We are advised:
- The property is Leasehold with a ground rent of £36.23 per month.
- The Leasehold timeframe is 999 years from 1st January 2005.
- The service charge at this property is £157 per month.
- The tax band is D.
- The property has an NHBC guarantee until November 2027.
- The property's services are all on mains.
- The property is heated via an electric boiler system which heats conventional radiators.

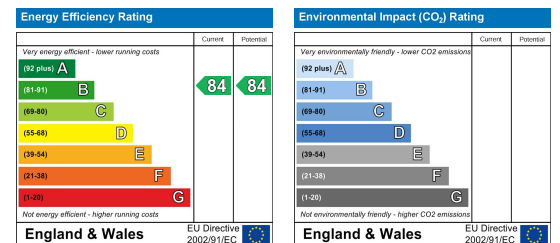
Area Map



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