



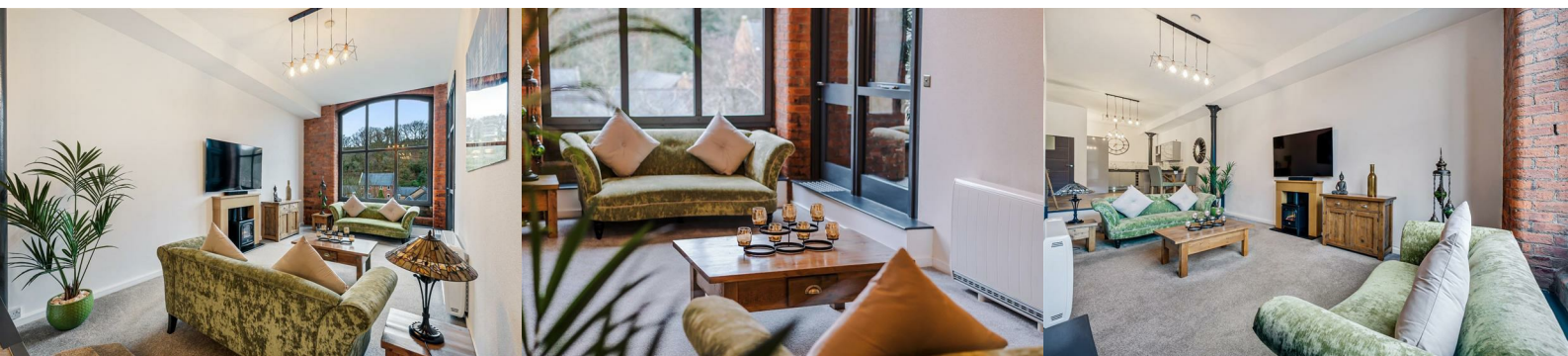
## Valley Mill

Bolton, BL7 9DY

£220,000



No chain! This has to be one of the most stunning apartments in the area! Every aspect is presented in immaculate condition to tasteful modern standards. The high ceilings add further to the wow factor, and its south-facing orientation with balcony overlooking the neighbouring river and woodland give it an incredibly attractive appeal. The accommodation features an impressive open plan living area with a true abundance of space, featuring the kitchen, dining area and large lounge, balcony, two good sized double bedrooms with an en-suite to the master, a family bathroom, two storage closets, and a spacious entrance hall.



## Living Space

As soon as you step inside, the spacious entrance hall with a beautiful contemporary staircase featuring glass balustrades give you the first impression of the high quality, tasteful interior design.

Through to the open plan living area and the double height ceiling creates an extremely spacious and airy feel, where huge windows set within the original exposed brick wall pour in streams of natural light.

The kitchen boasts a contemporary design, with marble effect tiled splashbacks that complement the contrast worktop and gloss cabinetry, and the kickboard lighting highlights the matt black slate style flooring. Integrated appliances here include a fridge-freezer, washing machine, dishwasher, electric oven, four plate hob with extractor, and a stainless-steel sink with drainer and mixer tap. It's a great social space too owing to the breakfast bar and open aspect onto the dining area situated adjacent.

From the dining area and down a few steps to the lower level, the lounge is presented in equally impressive condition and takes full advantage of the pleasant views to the woodland and river. Despite its bright and airy feel with a fabulous amount of natural light, the fireplace and electric 'wood burner' add a warm and cosy touch. From the lounge is access to the balcony which gives you a private and peaceful suntrap to enjoy on warm summer days.

## Bedrooms & Bathrooms

The master bedroom showcases a double height ceiling like that in the living space. It has a subtle sense of grandeur, and benefits from a comprehensive range of high-quality Hammonds fitted furniture. You have access to the balcony from the master bedroom too! Within the ensuite is a three-piece suite featuring a spacious walk-in shower, vanity basin and WC, and neutral tiling to the floor and walls.

Next to the master bedroom is the family bathroom, which like the rest of the apartment boasts a premium, modern finish. It is fully tiled and comprises a three-piece suite with bath, vanity basin and WC. Also within this part of the apartment are the two storage closets, offering handy space for shoes, coats and other miscellaneous bits and bobs.

Back into the impressive entrance hall and the beautiful contemporary staircase invites you to the second bedroom where the pristine interiors continue. If a second bedroom isn't required, this room could alternatively be a luxurious home office or study!

## Location

The well-established and sought after development of Eagley Mills is located in the leafy green Eagley Valley, benefiting from the convenience of plentiful amenities nearby while 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 a lovely open green area, ideal for dog walking and Sunday strolls, and there's a footpath which leads through to Dunsar sports complex consisting of Dunsar Cricket Club, Tennis Club, and Football Club. Dunsar Golf Club is also just a short stroll from this location!

There's a wide 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 as well. Bromley Cross and Hall'th Wood Train Station offer direct routes into Manchester, and the A666 offers easy access to the national motorway network.

## Specifics

The tax band is D.

The apartment comes with an allocated space in the private car park.

The tenure is leasehold with a ground rent of £75 per annum.

The service charge is £266 per month.

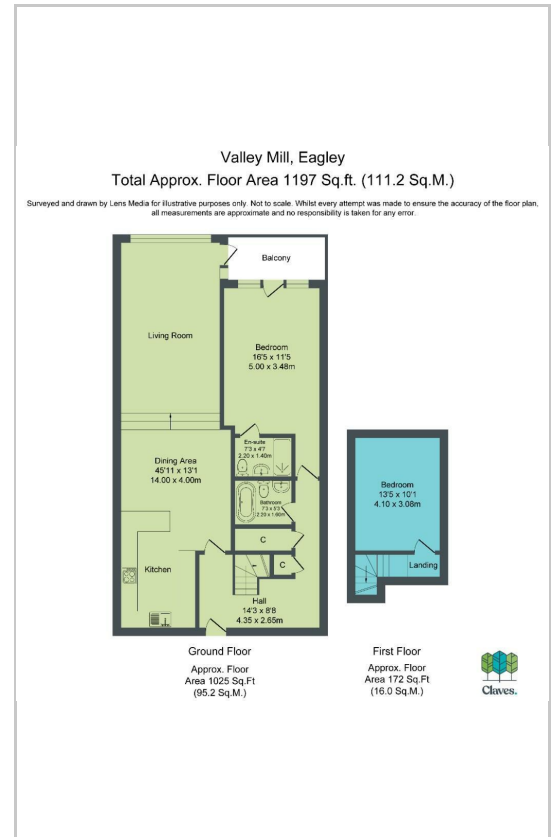
The lease length is 999 years from 1st January 2000 hence 974 years remain as of 2025.

The apartment is on the second floor.

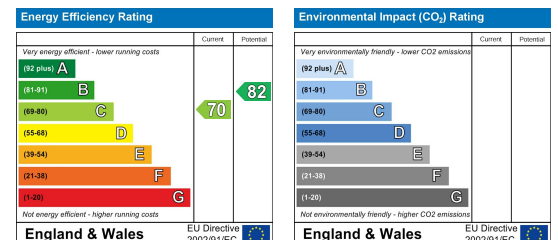
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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