



## Valley Mill

Bolton, BL7 9DY

£220,000



With an orientation that pours in plenty of natural light through large arched windows, this spacious three-bedroom apartment in Valley Mill offers its new owners an opportunity to move in and enjoy apartment living without lifting a finger. The apartment is situated on the first floor and benefits from recent upgrades while being presented in excellent condition to stylish modern standards throughout.

A brief summary of the accommodation includes a spacious hallway, open plan living space including kitchen, dining area and lounge, two traditional bedrooms, a versatile mezzanine bedroom, and bathroom.



## Living Space

A spacious hallway welcomes you inside with a double height ceiling creating a unique first impression, with original steels adding a touch of character. The hallway is noticeably larger than many other apartments in the mill which makes it extra practical allowing more storage.

The living space at no.115 gets plenty of natural light owing to its favourable orientation and large windows which frame lovely views of the leafy green surrounds, while the generous footprint and high ceilings continue the super spacious feel, and the exposed brick gives a nod to the building's industrial heritage. There's a great amount of space for both everyday life and when hosting family and friends, and the open plan layout offers flexibility in use in a true apartment style.

Within the kitchen the contemporary dark grey cabinetry adds a trendy contrast to the marble style worktop, and integrated appliances include an oven and hob with extractor, feature sink and mixer tap, plus ample space for a freestanding fridge-freezer.

## Bedrooms & Bathroom

Like the living space each of the bedrooms is well proportioned and presented in excellent condition. The master bedroom boasts a particularly great size with fitted wardrobes and a part double height ceiling. The second bedroom is also a good sized double with a double height ceiling and great arched window with the same lovely views as the open plan living space. And the third bedroom is situated on the upper floor in a mezzanine configuration overlooking the open plan living, providing versatility in its use – perhaps a home office? Home gym? Or a mix of the two! Either way it's a valuable addition to an already generous apartment.

The bathroom is situated off the hallway and benefits from a sleek grey modern design featuring part tiled walls and a three-piece suite comprising a large walk-in shower with rainfall head, vanity basin with integral storage and WC.

## Location

Eagley Mills is a well-established development 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 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's 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'ith Wood Train Station provide direct routes into Manchester, and the A666 offers easy access to the national motorway network.

## Specifics

The tax band is D.

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

The lease length is 999 years from 1st January 2000 hence 975 years remain as of 2024.

The service is charge is £227.22 per month.

The heating is via modern energy efficient electric heaters.

The EPC rating is 71 which is considered good and is substantially higher than the national average.

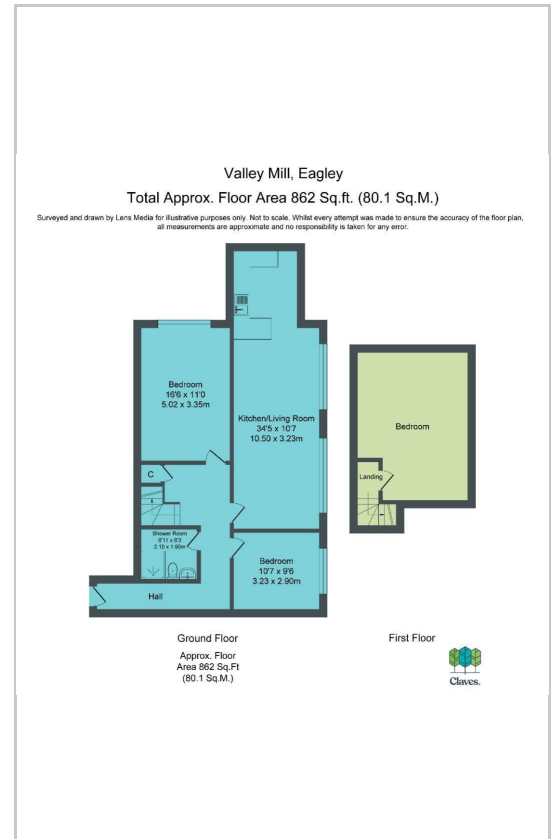
The apartment has had several upgrades in the past couple years, including new electric heaters, carpets, blinds, kitchen flooring, fitted wardrobes, and a full new bathroom.

The apartment comes with one allocated parking space on the private outdoor car park, with an option to rent an indoor parking space if desired.

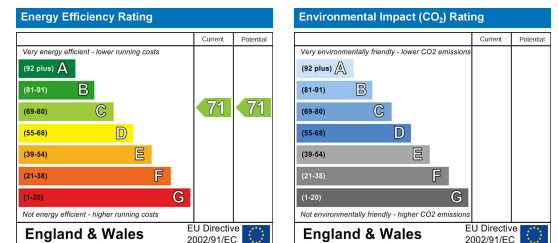
## Area Map



## Floor Plans



## Energy Efficiency Graph



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