



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

28 The Cotton Building, Deakins Mill Way, Egerton, Bolton, BL7 9YX

Property description...If you are looking for easy living in the highly desirable location of Egerton Village...then No 28 The Brook Building maybe the one for you....

Welcome To No 24 The Cotton Building

Situated on the top floor of The Mill Building, this spacious one bedroom apartment is presented in show house condition!

After having pulled into your personal parking space in the well-maintained grounds be greeted by the tranquil sound of the running brook. Step into the contemporary entrance hallway of this stylish building and high-quality residential development. Choose the lift in the building's main entrance or the staircase if you want to get your daily steps in to locate this fabulous apartment!

The tall ceilings and large rooms give a wonderful feeling of space as soon as you step inside.

What really sets this apart is the outdoor balcony, giving you space to sit and have a glass of wine during those summer months whilst taking in the views over the brook overflow and the background birdsong from neighbouring trees!

There is an allocated parking space, secure intercom on the main door.

Step Inside

Enter into an entrance hallway where you catch your first glimpse of the tall ceilings and warm wood flooring. For practicality, there is a handy storage cupboard, perfect for keeping shoes and coats.

From here continue through to the double bedroom. This one has fitted mirrored wardrobes. There is a large bathroom just across the hall, featuring Laufen sink unit and wc with a concealed flusher, beautifully part tiled elevations with a large feature wall mirror, there is a shower over the bath. Carry on through to the open plan lounge and kitchen, spacious and bright with doors straight out to your private artificial-lawned terrace, the perfect spot to sit and relax whilst enjoying the picturesque woodland views. The kitchen is fitted with light cream coloured units, a handy breakfast bar, and integrated appliances including a fridge, freezer, dishwasher, oven, hob, and extractor hood. There is a large storage/utility cupboard off the kitchen providing loads of hidden storage and is plumbed for your washing machine.

The Location

Situated on the exclusive Deakins Park development set within 32 acres of mature woodland close to Longworth Clough Nature reserve. Egerton village is acknowledged as a location of consistent high residential demand served by first class amenities including excellent schooling at both primary and secondary level. Local shops and a short distance from Bromley Cross Train station and approximately 3 miles from Bolton Town Centre.

£0.00

www.williamthomasestates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Impressive One Bedroom Apartment
- Open Plan Lounge with a Fabulous Kitchen
- Timber Decked Balcony
- Spacious Bedroom
- 3 Piece Bathroom
- Communal Gardens/Allocated Parking
- Desirable Location Of Egerton
- Internal Inspection Highly Advised

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Lounge-Diner



Balcony

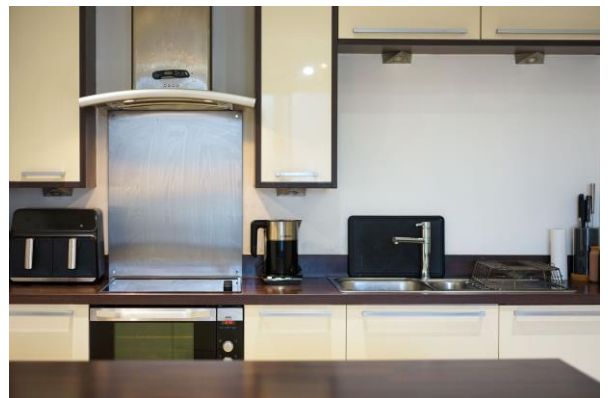




Additional Lounge Pictures



Kitchen





Utility Room



Bedroom 1



3 Piece Bathroom



Communal Areas





Front Elevation



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property