



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 _____

46 Deakins Mill Way, Egerton, Bolton, BL7 9YT

Contemporary Stylish Living... Presented in show house condition throughout, this light and spacious three bedroom town house which is set in mature woodland on the select Deakins Park development offers modern living in a fabulous country setting. "Wow" is the word that springs to mind when you walk through the door of this stunning property! You are immediately struck by the fabulous proportions, high ceilings, wide staircases, stylish contemporary decor and quality finish. The property is set over three floors with large floor to ceiling picture windows on every floor taking full advantage of the views and south facing aspect looking over the woodland. There is parking for two cars on the drive.

A Closer Look...

You enter the property into an impressive entrance hallway with laminate wooden flooring. On this floor you have a stunning spacious open plan kitchen-diner which has been fitted with stylish high gloss cream units with contrasting dark wood-effect worktops, and a range of integrated appliances including dishwasher, fridge-freezer, induction hob and oven. A trendy island, with stool seating and storage, is perfect to enjoy your morning coffee. The downstairs seamlessly flows through to the outside thanks to the large picture window with patio door, allowing you to dine al-fresco on the patio during the summer. A handy utility room, with plumbing for your washing machine alongside storage cupboards ensures household chores are a breeze. Adding to the convenience, there is a downstairs W.C. with part tiled elevations and large walk-in cloakroom. Across the hallway, a door provides internal access to the garage, which has ample space to store a vehicle, as well as appliances and storage.

Up To Bed...

Ascending the stairs, with newly fitted plush carpets, you'll find the first floor which boasts a sizable lounge, with a decked balcony which overlooks the rear of the property providing picturesque woodland views with the tranquil sound of Eagley Brook! There is also a large, stylishly tiled family bathroom and a spacious double bedroom with fitted floor to ceiling sliding wardrobes. On the top floor there are two further double bedrooms. The bedroom to the front elevation has a built in wardrobe/cupboard and a small balcony. The impressive master bedroom to the rear elevation, has a Juliette balcony and en-suite shower room and best of all.... A walk in wardrobe! With spectacular views over mature woodland and Eagley Brook, this master bedroom provides the perfect atmosphere to rest and relax. The landing also provides access to the boarded loft via pull down ladders, and a large linen cupboard which houses the recently upgraded combi-boiler.

Outside Oasis...

Step out of the patio doors in the kitchen into the fabulous professionally landscaped gardens, where a decked patio greets you - the perfect spot to position your garden furniture and BBQ to sit and relax whilst listening to the sound of bird song from the neighbouring woodland. The south-facing rear garden has a large lawn surrounded by mature hedges and flowerbeds, ready and waiting for wonderful lazy summer days, or hosting fabulous garden parties and BBQs. A pedestrian path provides convenient external access to the garden, so you don't need to carry plants and tools through the house.

The only way to truly appreciate this property and all it has to offer is to arrange a viewing.

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.

£400,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Extremely Impressive Contemporary Style Town House
- Show House Condition Throughout
- Stunning Open Plan Kitchen-Diner-Family Room/Utility Room
- Lounge with Balcony/Downstairs WC
- Three Good Sized Bedrooms/Master En-Suite Shower Rooms
- Fabulous Landscaped Gardens
- Overlooking Woodland and Eagley Brook
- Highly Desirable Location Of Egerton
- Internal Inspection Highly Advised

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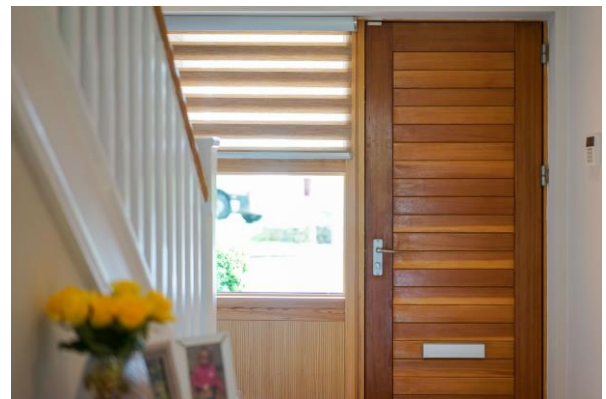
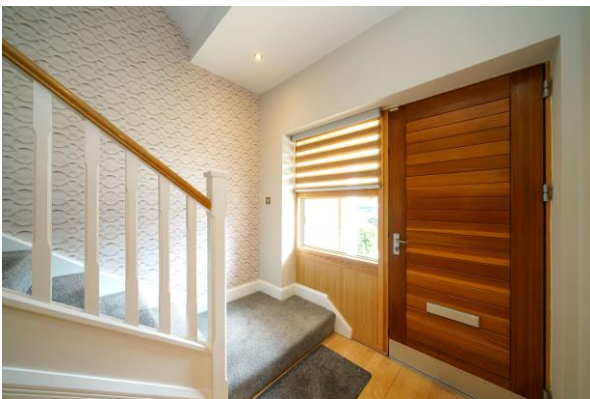
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External Elevations



Entrance Hallway





Downstairs WC

Kitchen-Diner-Family Room



Kitchen-Diner-Family Room Additional Pictures



Utility Room

First Floor Landing



Lounge



Family Bathroom



Balcony



Bedroom 3



Second Floor

Master Bedroom



Master En-Suite



Bedroom 2



Bedroom 2 Balcony



Garden



Garden & Outlook





Aerial Picture

