



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

29 The Mill Building, Deakins Mill Way, Egerton, Bolton, BL7 9YW

Welcome to 29 The Mill Building...

A stunning 4th-floor duplex apartment nestled within the prestigious Deakins Park development, offering an idyllic backdrop of Eagley Brook and lush woodland. Boasting two generously proportioned double bedrooms, one conveniently located on the ground floor and the luxurious master suite occupying the upper level complete with an en-suite bathroom and private balcony, this property seamlessly blends modern convenience with timeless charm. With its enviable location and inviting ambiance, this property epitomizes the essence of contemporary living. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer!

A Closer Look...

As you enter, you're greeted by the spacious entrance hallway, adorned with sleek wooden laminate flooring and offering convenient understairs storage for coats and shoes. To the right, plush grey carpeted stairs lead upstairs, but first, let's discover the downstairs living spaces.

Through the double doors lies the impressive open-plan kitchen-lounge-diner, bathed in natural light and providing ample room for your furniture arrangements. The kitchen exudes contemporary charm with its sleek cream base and wall units, complemented by dark wood accents and stylish quartz worktops. Equipped with integrated double oven, induction hob, extractor hood, and dishwasher, the kitchen is as functional as it is fashionable.

A convenient utility space adjacent to the kitchen accommodates your washing machine and tumble dryer, ensuring your living area remains organized and clutter-free. Positioned in front of the glazed double patio doors, the dining area offers a delightful setting for enjoying meals with loved ones while allowing refreshing breezes to flow in during warmer months. Step out onto the private balcony and indulge in the tranquillity of your surroundings as you sip your morning coffee and admire the wildlife in the nearby woods.

Bed and Bath...

On the ground floor of this charming duplex apartment, you'll discover the spacious second bedroom, a tranquil haven adorned with plush light grey carpets, fitted wardrobes, and a large window offering picturesque leafy views. Adjacent, the generously sized bathroom awaits, boasting neutral-toned tiles and

featuring a convenient shower over the bathtub, a sleek wall-hung basin, a concealed cistern W.C., and a chrome heated towel rail - a perfect sanctuary for unwinding after a long day.

Venturing upstairs unveils the captivating master suite - a bright and expansive retreat boasting large windows and patio doors that open onto the sizable balcony. Fitted wardrobes with sliding doors line the room, providing ample storage space for your wardrobe essentials. The spacious en-suite is a study in luxury, featuring stylish part-tiled elevations, a generously sized walk-in shower, a wall-hung basin, a concealed cistern W.C., and a chrome heated towel rail. Recessed shelving built into the tiled wall adds a touch of sophistication to the space.

Adding to the convenience, the first-floor landing boasts a large storage cupboard and an external door leading to the lift, offering effortless access to both bedrooms without the need for stairs—a thoughtful touch that enhances the functionality and accessibility of this exceptional apartment.

The Location...

Situated to the rear of the exclusive Deakins Park development, set within 32 acres of mature woodland close to Longworth Clough Nature reserve. Peacefully set on the edge of Egerton Village, pay a visit to one of the selection of pubs, cafes and restaurants such as The Thomas Egerton, Cibo, Bakers and Ciao Baby. Egerton Park is in the centre which hosts an array of family-friendly activities with Egerton and Walmsley Primary Schools close by. Bromley Cross train station is a short distance away and bus routes connect to both Bolton and Blackburn.

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Immaculate Duplex Apartment
- Stunning Open Plan Kitchen-Diner-Lounge with Balcony
- Two Double Bedrooms
- Spacious Master / En-Suite / Balcony
- 3 Piece Bathroom
- Allocated Parking
- Surrounded by Woodland and Nature
- Close to Local Amenities
- Viewing Highly Recommended

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£0.00

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Entrance Hallway



Open Plan Lounge-Kitchen-Diner





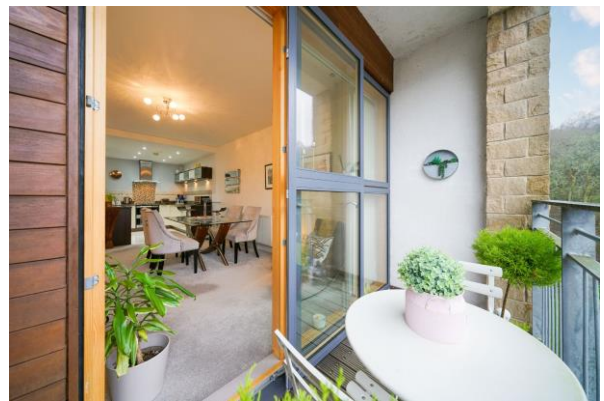
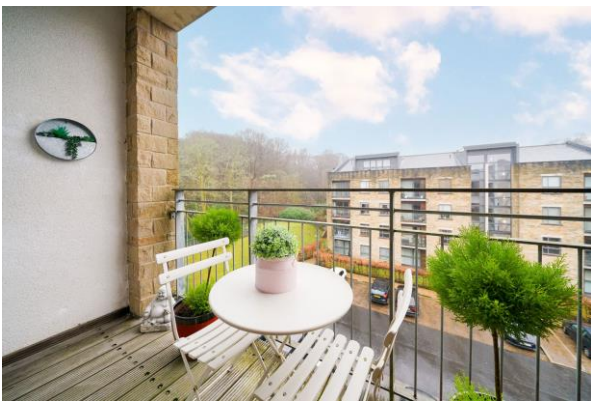
Kitchen Additional Pictures



Kitchen-Lounge-Diner Additional Pictures



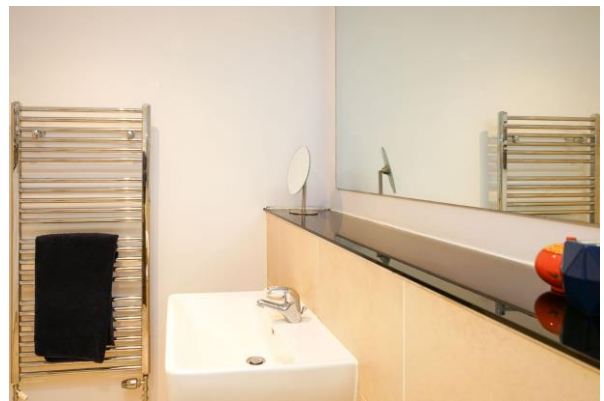
Balcony



Bedroom 2



Bathroom





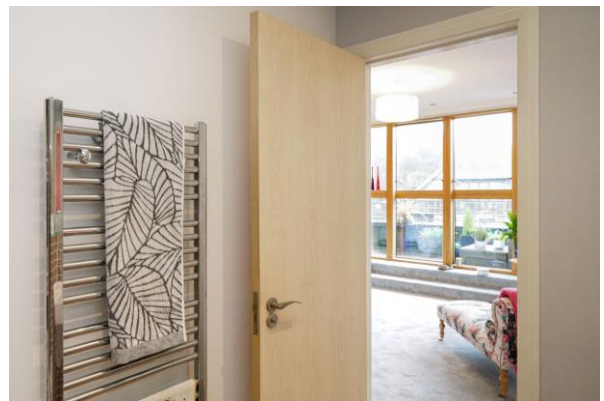
Landing



Master Bedroom



Master En-Suite





Master Balcony



Agents Notes

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