



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 _____

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

Welcome to 70 Deakins Mill Way... This light and spacious four-bedroom townhouse is set in mature woodland on the select Deakins Park development offers modern living in a fabulous country setting. You'll immediately notice the fantastic proportions, with high ceilings, wide staircases and stylish contemporary décor. The property is set over four 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, and an integral garage for additional storage.

Step Inside...

You enter the property into an impressive entrance hallway with luxury wooden laminate flooring which leads you through to the impressive open plan kitchen-family room. The kitchen has tiled floors, with stylish cream base and wall units with dark wooden accents and a range of integrated appliances including dishwasher, fridge-freezer, induction hob and oven. A large kitchen island, which centres around the gas hob with extractor hood, is the perfect space to entertain guests while you're cooking, with breakfast seating to one side. There is ample space for a generous dining table in front of the large patio doors, adjacent to the family lounge area so you can keep an eye on the children while you're preparing breakfast! A utility room is tucked away opposite the kitchen with provisions for your washing machine and tumble dryer. From the hallway you access a modern W.C. and cloakroom storage.

On the first floor, there is a spacious lounge with a large balcony overlooking the rear garden and Eagley Brook – perfect for sitting out and enjoying the tranquil sounds and watching nature. Adjacent is a family bathroom, part tiled in warm neutral tones, with a shower over bathtub, wall-hung basin, concealed cistern W.C. and chrome heated towel rail. A double bedroom sits to the front of the property boasting fitted wardrobes with sliding mirrored doors.

Up to the second floor, you'll find two further double bedrooms, including an impressive master bedroom with Juliette balcony overlooking the brook, a walk-in wardrobe and a modern en-suite shower room. The third floor provides another great-sized bedroom, with plenty of space to have a lounge and study area, and a part tiled en-suite shower room. It also has its own private balcony to sit out on and relax – the perfect annexe for a teenager!

Outside Oasis...

From the ground floor, step through the large patio doors into the fabulous professionally landscaped

gardens, a large 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 trees. The decked patio leads to a lawned garden, surrounded by mature hedges, ideal for the kids to play. As this property is an end townhouse, it also benefits from a pedestrian path giving external access to the garden. 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.

£0.00

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



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- Contemporary Town House
- Accommodation Arranged Over 4 Floors
- Open Plan Kitchen-Diner-Family Lounge
- Utility Room/Downstairs W.C.
- Lounge with Balcony
- Four Good Sized Bedrooms/Two With En-Suite Shower Rooms
- Professionally Landscaped Gardens
- Backing on to Eagley Brook & Woodland
- Highly Desirable Location Of Egerton
- Internal Inspection Highly Advised

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Front Elevation



Entrance Hallway



Kitchen-Diner-Family Lounge





Kitchen Additional Pictures



Lounge-Diner Additional Pictures



Downstairs W.C.



First Floor



Lounge & Balcony

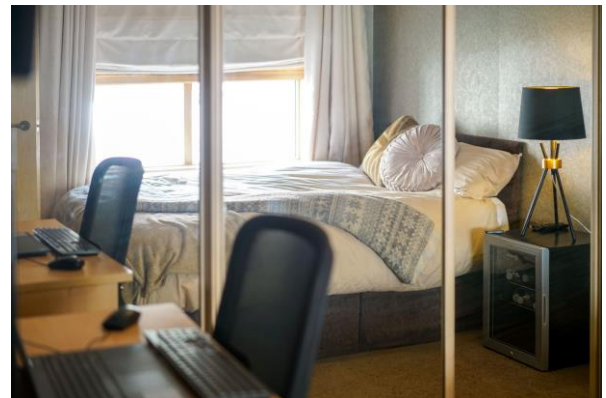


Family Bathroom





Bedroom 3



Second Floor



Master Bedroom

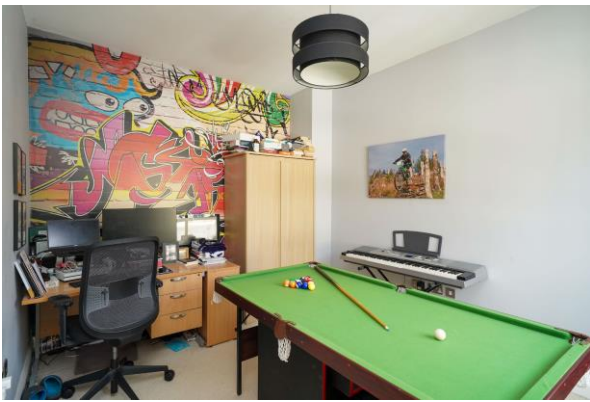


Master En-Suite





Bedroom 4



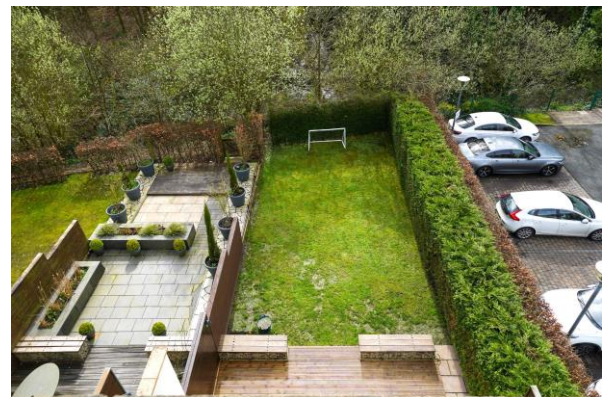
Bedroom 2



Bedroom 2 En-Suite



Garden



Agents Notes

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