



**26 The Mill Building Deakins Mill Way, Egerton,
Bolton BL7 9YW**

AW ALEXANDRA WEST

THE APARTMENT

Situated on the third floor of The Mill Building, this stylish one bedroom apartment is for sale with no upward chain. Freshly painted and carpeted throughout in a cool and sophisticated colour palette of white and greys, this apartment is the perfect choice if you are looking for a property to move straight into. The tall ceilings and large rooms give a wonderful feeling of space as soon as you enter. The balcony gives you outdoor space without the maintenance, just enough space to sit and have a glass of wine during those summer months.

There is an allocated parking space, secure intercom on the main door and a lift which will take you to the third floor.

THE ACCOMMODATION

Enter into an entrance hallway where you catch your first glimpse of the stylish decor, clean and neutral with a statement radiator and warm wood flooring. For practicality there is a handy storage cupboard, perfect for keeping shoe mountains at bay.

From here you access the kitchen and lounge where the open plan living is spacious and bright with doors out to the balcony. The kitchen is beautifully appointed, fitted with gloss units, a breakfast bar and integrated appliances. There is a large storage cupboard off the kitchen providing loads of hidden storage. The bathroom is just off the hallway, another stylish room with a contemporary suite with large grey tiles, complimenting the colour scheme throughout the apartment. The bedroom is a great size, measuring nearly 17 feet and has built in wardrobes. All that is left is for you to move in and unpack!

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.





