

16 Valley Mill, Eagley, Bolton, Lancashire, BL7 9DY



## Asking Price £199,995

A unique individual 3 bedroom apartment at Valley Mill, Eagley with outdoor patio in stunning condition with no chain. Open plan lounge and breakfast kitchen, 3 beds, wet room, separate bathroom, 3 entrances unlike many other apartments simply must be viewed to be appreciated.

- 3 Bedrooms
- No Chain
- Bathroom & Wet room
- Ground Floor Patio
- Refurbished To High Specification
- Good Location



Situated against the back drop of Eagley Brook in a quiet and secluded conservation area, Valley Mill is a Grade 2 listed Victorian mill building. This stunning ground floor multi level apartment offers something with a difference. Newly refurbished to a high specification featuring a gloss kitchen, integrated German appliances, multi dimmer controlled LED down lighters and integrated speakers to lounge/kitchen. Contemporary wet room, second bathroom all over three levels. Very unique and individual offering great exclusivity. The three bedrooms (including mezzanine level) feature part exposed brick walls, large double glazed wooden framed windows and high ceilings. A versatile multi tiered layout, allocated parking, three separate entrance points, private walled courtyard garden with separate entrance. Intercom access programmable directly to your phone. The conservation area has no through traffic, but is within easy reach of local amenities including parks, country foot paths, pubs, restaurants, commuter and motor way access, nursery, primary and secondary education. In conclusion multi faceted facilities for people at all stages of life. NO CHAIN.

### **basement lobby**

Stairs down to basement level with door to sub level area, laminate flooring, door to bedroom three.

### **Bedroom 3 10'9" x 19'0" (3.28 x 5.79)**

Access from basement lobby to bedroom three with laminate floor, storage cupboard housing water tank, power points, double glazed bay style window.

### **Wet Room**

Contemporary wet room accessed from stairs descending down from ground level with open plan shower, W.C. with concealed cistern tiled floor, tiled elevations with inset spotlights, frosted glass circular vanity wash basin with mixer tap and floating shelf.

### **Lounge 11'6" x 18'2" (3.51 x 5.54)**

Double height (double glazed) wooden arched window and door from private courtyard garden leading into the lounge/diner and open plan kitchen to ground floor. The first part is the full height of the arched window wall with balcony mezzanine floor further along. Exposed brick walls, door to inner hall.



### **Kitchen 11'6" x 12'2" (3.51 x 3.71)**

Chic contemporary styled Kitchen with a range of high gloss wall & base units with contrasting solid oak butcher block work surfaces, pull up power point tower, solid oak flooring, Bosch American style fridge freezer with integrated ice maker, integrated AEG condensing washer dryer, integrated AEG dishwasher, under cabinet lighting, inset single & quarter sink with mixer tap, multi point dimmers, integrated speaker system. Ceramic hob with KTT Kolbe extractor.

### **Inner Lobby**

Door from lounge area to lobby with staircase rising to upper landing area, storage cupboard, stairs descend to lower level, doors lead to further accommodation.

### **Bedroom 1 10'5" x 15'6" (3.18 x 4.72)**

Door from inner lobby to master bedroom, space for robes, exposed brick wall, full height arched window overlooking private courtyard garden. Remote controlled dimming LED light fitting with multi colour options.

### **Landing**

stairs rise to upper level landing with door to communal hall, door to bathroom, door to mezzanine bedroom.

### **Bedroom 2 11'6" x 12'10" (3.51 x 3.91)**

Access to Mezzanine bedroom/Study or office area with open light from main entrance, balcony, power points, space for robes.

### **Bathroom**

Accessed from upper landing area with low level W.C. tiled paneled bath, pedestal mounted vanity wash basin, tiled elevations. wall mounted programmable automatic ornamental heater/towel warmer

### **Outside**

Ground level part flagged secluded private courtyard garden area. Brick walls and wrought iron railing. Wrought iron entrance gate from outside with Eagley Brook across the cul-de-sac access road. Glazed door into the lounge/diner kitchen area



