



Miller Metcalfe
Every step of the way
01204 388000
For Sale



Deakins Mill Way

Egerton

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Egerton

 3  3 EPC Rating - C

Exquisite 3-bedroom townhouse in a sought-after location. This stunning property boasts a spacious garden, ideal for outdoor entertaining or relaxation. The interior features a modern open plan kitchen/diner with appliances, a cosy living room, and three well-appointed bedrooms offering ample space and natural light master with en-suite bathroom and family bathroom. The property also benefits from off-street parking and a garage, providing convenience and security for residents. Located in a peaceful neighbourhood, this townhouse offers a perfect blend of tranquillity and accessibility to local amenities, schools, and transport links. Don't miss the opportunity to make this elegant townhouse your new home. Contact us today to arrange a viewing.

LOCAL AUTHORITY/COIUNCIL TAX

Bolton
Band F Annual Cost £2,831

TENURE

Leasehold
Lease term 999 years from 27/03/2007
Lease term remaining 980 years
Lease end date 01/01/3004

SATELLITE/FIBRE TV AVAILABILITY

BT
Sky

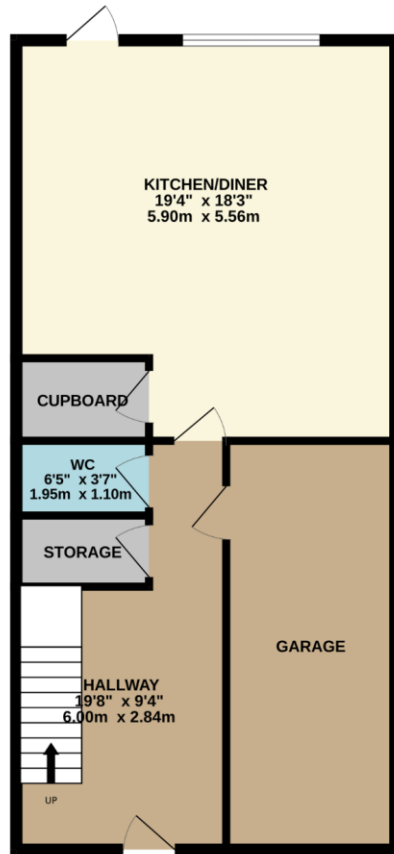
BROADBAND

Basis: 6 MBPS
Sky: 233 MBPS
Ultrafast: 1000 MBPS

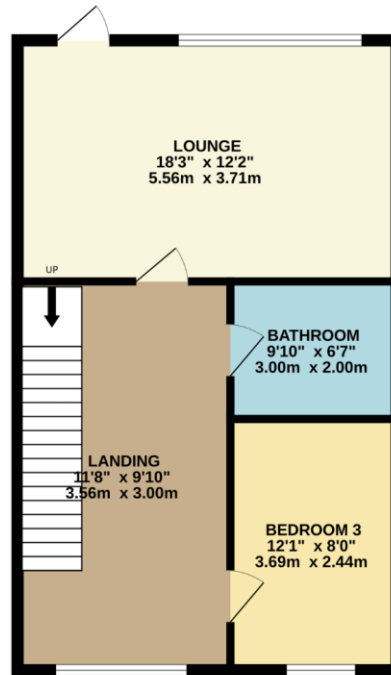




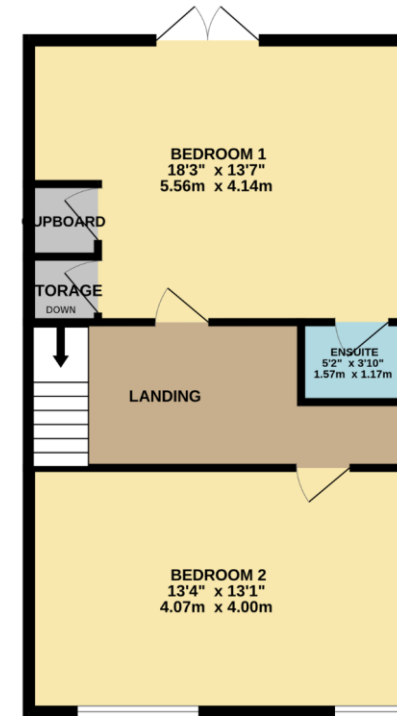
GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.