



*Deakins Mill Way*  
Egerton

**Miller Metcalfe**  
*Every step of the way*



# Deakins Mill Way

Egerton

First Floor  1  1 EPC Rating - C

**\*\* BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT AVAILABLE WITH NO ONWARD CHAIN \*\***

We are so excited to welcome to the market this well appointed and immaculately presented first floor apartment located in the hugely popular Cotton Building at Deakins Mill Way.

The apartment, which flows elegantly with neutral and sophisticated decor is a true credit to the current owner and is ready to move in and enjoy immediately! Take advantage of a huge open plan living space with access to a private balcony, a large double master bedroom and a modern bathroom suite. The property is located on the first floor and has lift access from the ground floor plus a secure intercom system. The apartment also has one private allocated parking space. We think the property would make a perfect purchase for a first time buyer or perhaps someone looking for a convenient downsize.

The Cotton Building is located on the Deakins Mill Way development in Egerton situated just off Blackburn Road. There's excellent local restaurants and pubs within walking distance. Bromley Cross village is a short drive away where you'll find mini supermarkets, shops, leisure facilities and bars. For those that need to commute and travel, there's great links to Bolton, Bury, Blackburn and beyond.

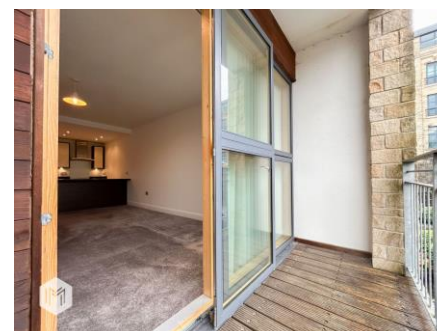
SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky

TENURE  
Leasehold  
999 years from 2008

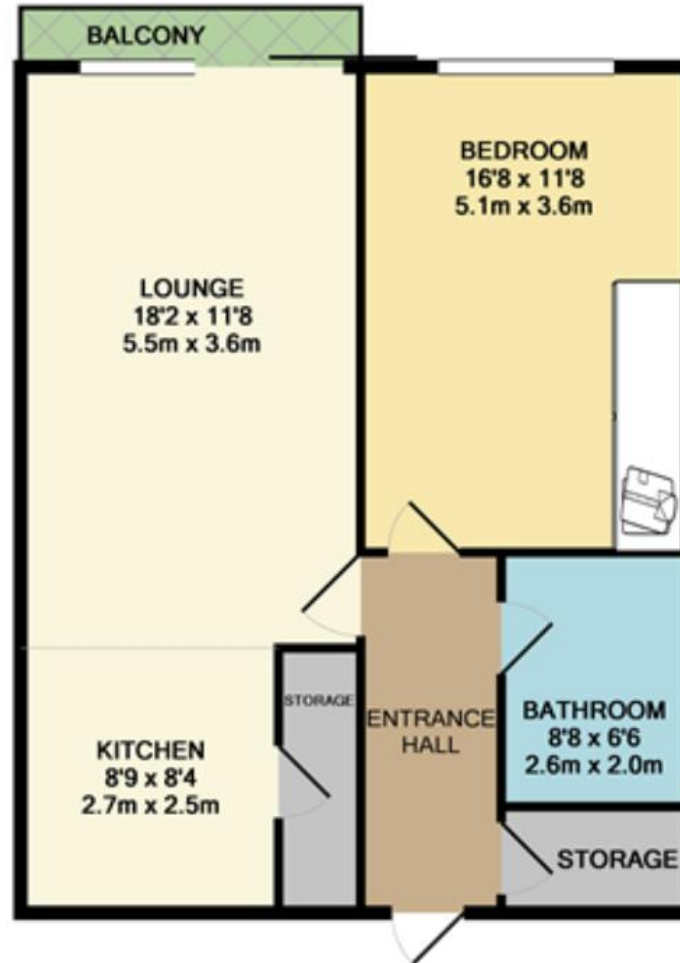
LOCAL AUTHORITY  
Bolton Council  
Band  
Annual Price: £1909

BROADBAND  
Basic 7 Mbps  
Superfast 152 Mbps  
Ultrafast 1000 Mbps

MOBILE COVERAGE  
EE  
Vodafone  
Three  
O2







TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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