DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

6 The Cotton Building, Deakins Mill Way, Egerton, Bolton, BL7 9YX

Welcome to 6 The Cotton Building...
Situated on the ground floor of The Cotton Building, this spacious one-bedroom apartment is presented in show-home condition - ideal for first-time buyers or those looking to downsize and enjoy an easier way of life. Briefly comprising of an open plan Kitchen-Diner-Lounge with Private Patio, one spacious bedroom and a three-piece bathroom, what really sets this apart is the outdoor patio, giving you space to sit and have a glass of wine during those summer months.

A Closer Look...
After pulling into your allocated parking space within the well-maintained grounds, you are welcomed by the tranquil sound of a gently running brook. Step into the stylish building via a secure entrance, accessible by electronic fob or intercom system. Continue right along the hallway and you will find this impressive apartment.
Step into the entrance hallway and you are immediately struck by the high ceilings and abundance of natural light. A spacious storage cupboard is conveniently positioned, ideal for coats and shoes. To the right, the apartment opens into a beautifully presented open-plan kitchen, dining, and living area, finished in chic neutral tones. The lounge is generously proportioned, featuring sliding patio doors that lead out to a private decked patio—perfect for enjoying the warmer summer months and seamlessly blending indoor and outdoor living. The space comfortably accommodates a dining table and also benefits from a breakfast bar, ideal for your morning coffee. The contemporary kitchen is fitted with cream gloss wall and base units, with integrated appliances including an under-counter fridge and freezer, dishwasher, oven, hob, and extractor hood. A practical utility area, with plumbing for a washing machine and additional storage, is neatly tucked away.

Bed and Bath...
Returning to the hallway, the master bedroom is a generously sized double, benefiting from fitted wardrobes and a large window that allows natural light to flood the room. Also accessed from the hallway is the three-piece bathroom, finished in soft neutral tiling and comprising a wash basin, WC, chrome heated towel rail and a bath with overhead shower.

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, restaurants and cafes. Being in a convenient location this apartment is only a short distance from Bromley Cross Train station and approximately 3 miles from Bolton Town Centre.

£130,000

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

WILLIAM THOMAS
SALES & LETTINGS
www.williamthomasestates.co.uk 01204 590130 info@wtestates.co.uk

- Beautifully Presented One Bedroom Apartment
- Spacious and Modern
- Ground Floor
- Open Plan Kitchen-Diner-Lounge with Private Patio
- Generously Sized Bedroom with Fitted Furniture
- Three-Piece Bathroom
- Highly-Sought After Development
- Surrounded by Nature
- Within Walking Distance of Local Amenities

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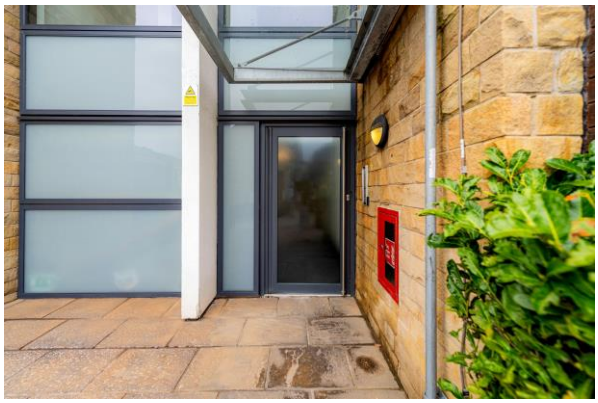
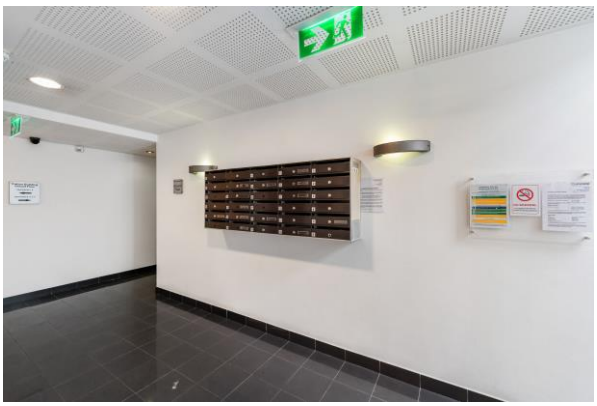
Front Elevations



Communal Hallway



Entrance Hallway

Open Plan Kitchen-Diner-Lounge

Feature Photos

Kitchen

Master Bedroom

Three-Piece Bathroom

Outside Decked Patio

Aerial Photo

Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property