



TENANT FEES The tenant set up charges associated with this property are £240.00 = £200 + VAT to include up to two adults. Any subsequent adults are a further £120.00 = £100 + VAT. This fee includes the cost of referencing which will include checking of credit status, employers and previous employers, current /past landlords and consideration of other relevant factors. The fee includes producing a tenancy agreement for a successful application.

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BROOK MILL, THREADFOLD WAY, BOLTON, BL7 9DW



- 3 Bed Penthouse de-lux apt
- Elevator served
- Balcony on river side of apt
- Hall, Cloaks, w.c.
- 32'6 Lounge, dining room
- Prof ftted kit with appliances
- En-suite, 3 piece bathroom suite
- Available late November



£825 PCM

BOLTON

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Offered to the rental market is this particularly well presented lift served 3 bedroom penthouse apartment in the popular development by P J Livesey that benefits from 1.464 sq ft approx accommodation over two levels and being south facing over Eagley Brook. The property boasts modern amenities such as double glazing, integrated kitchen appliances and en - suite facilities yet is true to its heritage of a mill conversion with exposed brickwork and large windows. Within a comfortable commuting distance of Bolton town centre and the motorway network via St Peter’s Way. The accommodation on offer briefly comprises: entrance hall, cloaks w/c, 32’6” lounge, dining room, balcony, professionally fitted kitchen with integrated appliances, landing/hallway, 22’9” master bedroom with white three piece en-suite, 18’2” bedroom 2, good size third bedroom and three piece white bathroom suite. Externally there is a balcony off the lounge and dining room, communal gardens and car parking for one car. The property is double glazed, heated via storage heaters and in our opinion can only be fully appreciated via your personal inspection which can be arranged, by appointment with our Bolton office.

Directions

Leave Bolton via Blackburn Road through traffic lights/junction Moss Bank Way, continue one mile, turn right onto Eagley Way, down the hill, bear left at the bottom, road closed off Brook Mill will be on your left hand side

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

ENTRANCE HALL : 7' 2" x 11' 5" (2.18m x 3.48m) Wood laminate flooring, entrance phone, electric style heater, under stairs cloaks cupboard off and storage cupboard off, ceiling spot lights.

CLOAKS W.C. : 6' 5" x 3' 1" (1.96m x 0.94m) 2 piece suite comprising pedestal wash basin and w.c.

LOUNGE : 32' 6" x 10' 2" (9.91m x 3.1m) Large feature double glazed window, double glazed door off to patio, wood laminate flooring, 2 storage heaters, ceiling spot lights.

DINING ROOM: 12' 4" x 9' 11" (3.76m x 3.02m) Double glazed windows and door off to patio, wood laminate flooring, two storage heaters, ceiling spot lights.

BALCONY: 9' 6" x 6' 5" (2.9m x 1.96m) Wooden decked balcony with wrought iron railing, external lighting.

KITCHEN: 11' 4" x 9' 9" (3.45m x 2.97m) Professionally fitted modern kitchen comprising stainless steel single bowl sink and drainer with mixer tap over a range of integrated appliances including: dishwasher, fridge, freezer, washer/dryer, oven, hob and extractor over, a host of base and wall cabinets and drawers, ceramic tiled floor, ceramic wall tiling, fitted breakfast bar, ceiling spot lights.

LANDING: Storage heater.

BEDROOM 1: 22' 9" x 10' 4" (6.93m x 3.15m) At maximum points. Double glazed windows, ceiling spot lights.

EN-SUITE: 7' 2" x 5' 9" (2.18m x 1.75m) Modern white three piece suite comprising: pedestal wash basin, w.c. and shower cubicle, fully ceramic tiled walls and floor, ceiling spot lights.

BEDROOM 2: 18' 2" x 10' 2" (5.54m x 3.1m) Double glazed windows, electric wall heater, ceiling spot lights.

BEDROOM 3: 18' 2" x 10' 2" (5.54m x 3.1m) Electric wall heaters, double glazed Velux windows.

BATHROOM: 7' 9" x 6' 7" (2.36m x 2.01m) Modern white three piece suite comprising: pedestal wash basin, w.c. and bath with shower over, ceramic wall and floor tiling, heated towel rail.

PARKING: One allocated car parking space in the external car park.

PRICE: £825 Per Calendar Month



Please note: all viewings are by appointment only through our BOLTON Office