



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- First Floor Duplex Apartment
- Immaculately Presented Throughout
- Generous Open Plan Living Space
- Two Double Bedrooms
- Sun Terrace with Westerly Aspect
- Allocated Indoor Parking Facilities
- Available with No Onward Chain

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

O/O £140,000



Holden Mill, Blackburn Road, Bolton



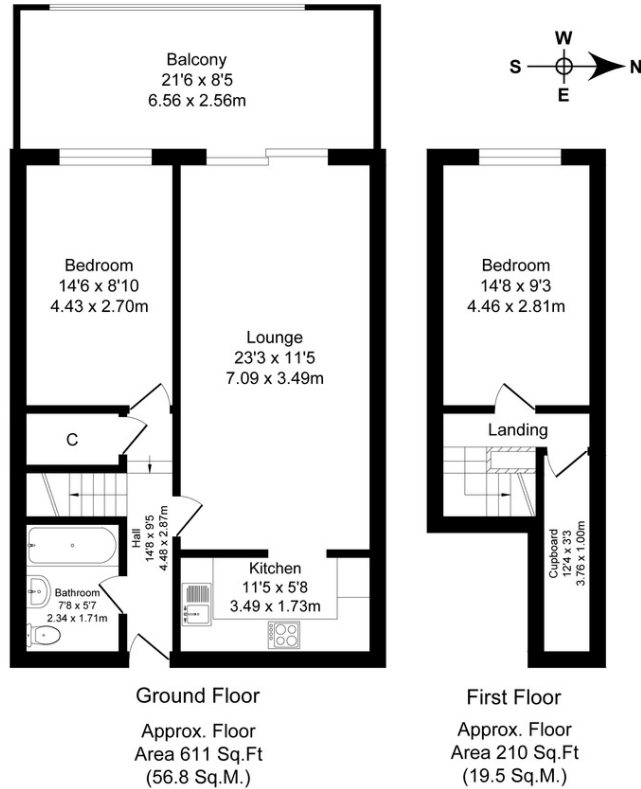
Holden Mill, Blackburn Road, Bolton



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## Total Approx. Floor Area 821 Sq.ft. (76.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Exuding character and style in equal measure, this delightful two bed, first floor duplex apartment simply must be viewed to appreciate not only its immaculate standard of presentation, but also the thoughtful design, both of the property, but more generally, the development itself, forming part of an exclusive complex, the type of which is normally reserved for the fashionable city centre of Manchester.

With a rich heritage of cotton weaving, the former mill town of Bolton was once at the forefront of the world's cotton production and this exciting opportunity lies within one such hub - Holden Mill, a stunning Grade II listed former cotton mill, the last of its type to be constructed in the town in 1927, and which has become a landmark building, famed for its iconic domed tower. Acquired by renowned local builders, P.J. Livesey, this centre of industry, once a building designed for function over aesthetics, has been re-modelled into a new purpose for the 21st century, skilfully and sympathetically converted to a range of executive apartments known as 'The Cottonworks', and providing a real lesson in how to blend character and contemporary flair.

Offering all the modern appointments one would expect of a modern home, the building has lost none of its character, with exposed brickwork and cast-iron supports providing rustic acknowledgements to the building's industrial past, and stylish communal areas which create a feeling more of a boutique hotel than a residential building. Aside from the obvious appeal, what sets these properties apart is the private outdoor spaces, an innovative and unique feature to this development, which affords residents their own private sun terrace, and which can be enjoyed all year round to its sheltered manner of construction, ensuring low maintenance living does not necessarily mean that one is without a space in which to relax with a glass of wine in the sunshine.

'The Cottonworks' is located on the border of Astley Bridge and Sharples, ensuring there are a host of local shops and amenities close at hand, with its convenient location on an arterial route into the town centre, affording superb public transport links, with the vibrant centre of Bolton accessible in minutes, where one can sample the diverse range of high street stores, bars and eateries. Furthermore, the A666 provides direct access to the motorway network, which will be ideal for those with a commute to consider, ensuring major commercial centres, in particular Manchester, are within easy reach.

The property itself boasts a spacious and thoughtfully designed layout which extends to in excess of 820 square feet of living accommodation in total, complemented by the bright and neutral décor which provides the perfect canvas for a new occupant to instil their own taste and style. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced first floor, where one can access the private living spaces: entering via the reception hallway with its feature split level layout impressing immediately, emphasising the feeling of space. One proceeds through into the beautiful open plan main living area, which affords an authentic industrial ambience, attributed largely to the fabulous cast-iron pillars which add such character. This wonderfully sociable environment is ideal for entertaining, however its warm and inviting ambience is just as well suited to a cosy evening with a film and a takeaway.

Accessed via uPVC double glazed patio doors, the 21' sun terrace provides the opportunity to create one's own peaceful haven for contemplation and a perfect spot in which to relax and unwind at the end of a stressful day in the office, with the leafy westerly aspect providing the perfect backdrop. The kitchen is fitted with a range of wall and base units with contrasting black laminated work surfaces, and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with extractor canopy, fridge/freezer and dishwasher.

The two bright double bedrooms are equally well proportioned and overlook the terrace, giving the occupier the flexibility to select whether they prefer their master bedroom to be located on the lower or upper level, with the accommodation completed by the smart bathroom, which is fitted with a three piece suite in classic white, comprising of WC, pedestal wash hand basin and tiled bath with overhead shower attachment.

Externally, the gated development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens and secure allocated indoor parking facilities. Offered with the additional benefit of no onward chain, we would highly recommend an internal inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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