



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Unique Two Bed Penthouse Apartment
- Envious & Iconic Mill Tower Position
- Circa 1,263 Square Feet of Living Space
- Two Bath/Shower Rooms
- West-Facing Sun Terrace
- Breath-Taking Countryside Views
- Available with No Onward Chain

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£200,000



Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton





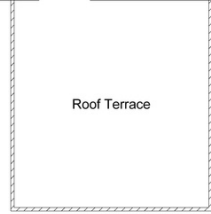
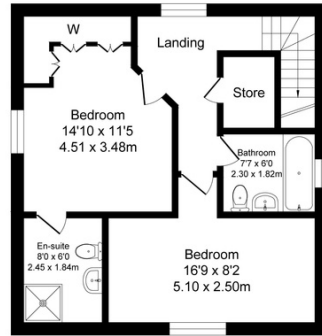
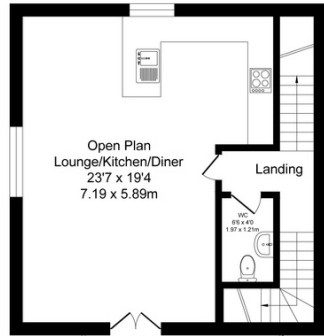
Holden Mill, Blackburn Road, Bolton



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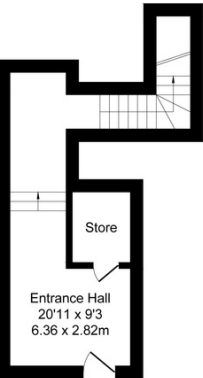
Total Approx. Floor Area 1263 Sq.ft. (117.2 Sq.M.)

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.



First Floor
Approx. Floor Area 529 Sq.Ft (49.1 Sq.M.)

Second Floor
Approx. Floor Area 529 Sq.Ft (49.1 Sq.M.)



Ground Floor
Approx. Floor Area 205 Sq.Ft (19.0 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If one is searching for a home that exemplifies the concept of wow factor, then this individual two bed penthouse apartment cannot fail to appeal. Secluded away within this iconic tower, atop its green dome which has been an integral part of the Bolton skyline since 1927, this unique home has no doubt been cast many wistful glances by curious passers-by, keen to learn more about the accommodation contained within. Exuding character and style in equal measure, this home is, quite simply, like no other that we have had the pleasure of marketing within this consistently popular development and we would strongly advise an early expression of interest to avoid missing out on this rarest of opportunities.

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 prospect 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 and which has become a landmark building, standing tall as a proud testament to our industrial achievements.

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. The thoughtful design of the property and, more generally, the development itself, affords a real lifestyle opportunity, forming part of an exclusive complex, the type of which is normally reserved for the fashionable city centre of Manchester.

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, 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. This particular apartment is situated to the front of the building, providing spectacular views of Winter Hill and the undulating moorland to the north of the town from its premium position, as well as affording a great deal of sunshine from its Westerly aspect.

'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 accommodation itself is thoughtfully arranged over three inviting levels and extends to in excess of a most impressive 1,260 square feet in total, complemented by an abundance of natural light throughout. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced fifth floor, where one can access the private living spaces; entering via the sizeable reception hallway with its useful built-in storage cupboard, which makes a delightful first impression. The staircase leads up to a landing where one will discover a convenient two-piece cloakroom/WC, before proceeding through into the magnificent 23' open plan living area, which is bathed in natural light via the plethora of multi-aspect windows and the uPVC double glazed French doors, which also frame the stunning open views perfectly. This wonderfully sociable environment lends itself perfectly to entertaining, with guests able to spill out onto the sun terrace for an after-dinner cocktail or two in those warm summer evenings.

The modern kitchen is fitted with a range of sleek, high-gloss wall and base units in white with complementary granite work surfaces, and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with extractor canopy, fridge/freezer, washing machine and a brand new dishwasher.

Nowhere is the feeling of tower living felt more strongly than on the top floor of the accommodation, with beautiful feature windows to all four elevations, each offering their own breath-taking vista. The landing provides access to the two double bedrooms, the largest of which benefits from a range of built-in furniture and a private three-piece en-suite shower room, as well as the main bathroom, which is fitted with a quality Villeroy and Boch suite in classic white, comprising of WC, pedestal wash hand basin and tiled bath with shower handset 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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