



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Two Bed, Fifth Floor Apartment
- Within Grade II Listed Mill Conversion
- 23' Open Plan Main Living Space
- En-Suite Shower Room
- 16' Sun Terrace with Delightful Views
- Private Allocated Parking Facilities
- Available with No Onward Chain

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

O/O £130,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



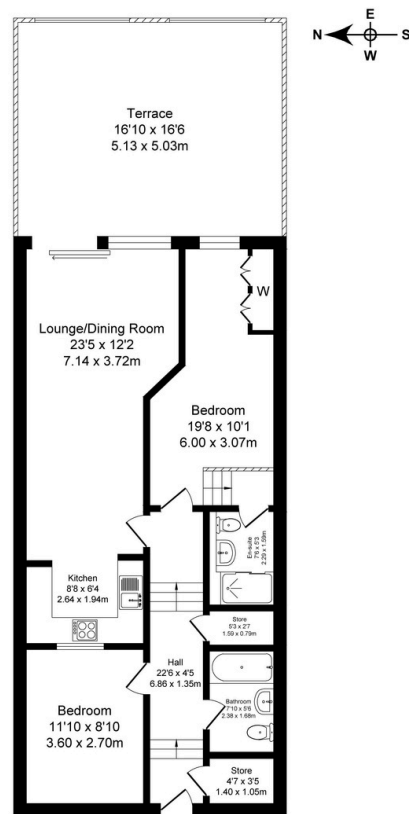


Holden Mill, Blackburn Road, Bolton

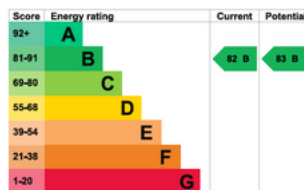


## Total Approx. Floor Area 808 Sq.ft. (75.1 Sq.M.)

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.



Approx. Floor  
Area 808 Sq.Ft  
(75.1 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Exuding character and style in equal measure, this generously proportioned two bed, fifth floor apartment simply must be viewed to appreciate not only its impressive levels of space, 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 due 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. Furthermore, this particular apartment has one of the largest terraces that we have encountered, providing potential for a variety of leisure uses, not least a wonderful canvas to create one's own oasis in which to relax and unwind, for al-fresco dining or perhaps a botanical haven in which to retreat after a stressful day in the office. Situated to the more desirable rear of the building, one can enjoy peace and tranquillity, as well as delightful views over surrounding countryside and as far afield as Manchester from its lofty, tree-top position, as well as affording some stunning sunrises from the Easterly 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 property itself is offered with the benefit of no onward chain and offers somewhat of a blank canvas, the neutral décor providing a perfect opportunity for a new owner to personalise the generous living spaces to their individual taste and specification. The accommodation extends to in excess of 805 square feet in total, with a real feeling of space created by the high ceilings and a pleasing abundance of natural light filling the sizeable living areas. One enters the building via the secure telephone entry system and proceeds via the vast communal areas up to the lift-serviced fifth floor, where one can access the private spaces: entering via the reception hallway with its feature split-level layout impressing immediately, whilst there is plenty of storage provided by the built-in cupboards. One continues through into the 23' open plan main living space, which affords an authentic industrial ambience, attributed largely to the feature cast-iron pillars which add such character. The epitome of modern day living and a wonderfully sociable environment for entertaining, guests are able to spill out onto the 16' decked sun terrace via the uPVC double glazed patio doors for an after-dinner cocktail or two. The modern kitchen is fitted with a range of sleek high-gloss wall and base units in white with contrasting laminated wooden work surfaces, and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with extractor canopy, fridge/freezer, dishwasher and washing machine.

The 19' principal bedroom is as bright as it is spacious, and includes a dressing area with built-in wardrobes, whilst the short staircase up to the private three-piece en-suite shower room, provides another delightful quirky feature. A second double bedroom is sited overlooking the main living space, creating a trendy loft-style feel, whilst also benefitting from built-in wardrobes, with the accommodation completed by the main bathroom, which is partially tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and tiled panelled bath with shower handset attachment.

Eternally, the gated development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens and private allocated parking facilities. We would highly recommend an early inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



[www.redpathleach.co.uk](http://www.redpathleach.co.uk)



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR