



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Stunning Second Floor Apartment
- Grade II Listed Mill Conversion
- Spacious Open Plan Main Living Area
- Beautiful Fitted Kitchen with Appliances
- Double Bedroom with Fitted Wardrobes
- Delightful 14' West-Facing Sun Terrace
- Secure Allocated Indoor Parking

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

O/O £115,000



Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton



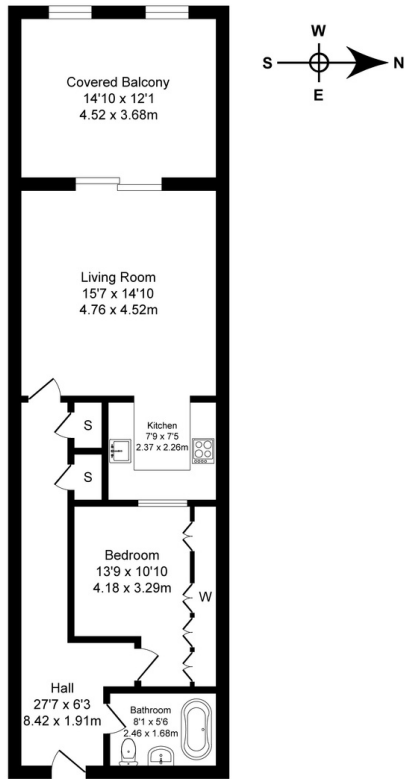
Holden Mill, Blackburn Road, Bolton



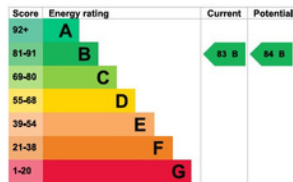
Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 648 Sq.ft. (60.2 Sq.M.)

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Exuding character and style in equal measure, this simply stunning one bed, second floor apartment simply must be viewed to appreciate not only the generous 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 property has lost none of its character, with exposed brickwork and cast iron supports providing rustic acknowledgements to the building's industrial past, whilst the stylish communal areas 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 in the sunshine. Acting as an extension to the already generous living space, this flexible area provides potential for a variety of leisure uses, not least the perfect space in which to unwind, for al-fresco dining or perhaps a botanical haven in which to retreat and enjoy the last of the evening sun afforded by the 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 apartment itself is an absolute gem, presented to the highest of standards throughout, with our client's talent for interior design shining through to create a supremely stylish and tasteful home which cannot fail to impress even the most discerning of purchasers. The thoughtfully laid-out floorplan affords well-proportioned living areas, extending to in excess of 645 square feet in total and is complemented by the fabulous high ceilings and abundance of natural light.

One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced second floor, where one can access the private living spaces: entering via the sizeable reception hallway, with its feature split level layout impressing immediately, emphasising the feeling of space. One continues through into the gorgeous open plan living space, the epitome of modern day living, yet where an authentic industrial ambience is created by the feature cast-iron pillars, which add such character. An almost tangible warmth is created by the inviting ambience, just perfect for those cosy Saturday evenings in with a film and a takeaway. However, when one is in the mood for entertaining, this wonderfully sociable environment is able to accommodate even the most populous of gatherings, with guests able to spill out onto the simply delightful 14' decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings.

The beautifully appointed kitchen is fitted with a range of sleek wall and base units in high gloss white with inset spotlighting, whilst the complementary granite work surfaces and tiled splashbacks complete the contemporary look. The host of quality integrated appliances includes a Neff electric oven, halogen hob with extractor canopy, fridge/freezer, dishwasher and washing machine. The 13' bedroom overlooks the main living space, creating a trendy loft-style feel and benefits from a range of fitted furniture, with the accommodation completed by the bathroom, which is partially tiled and 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. A perfect opportunity for a first time buyer, we are certain that this beautiful home will be swiftly secured and would highly recommend an early inspection to fully appreciate its turn-key presentation, as well as the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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