



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Unique Ground Floor Apartment
- Grade II Listed Mill Conversion
- Generous 26' Open Plan Living Space
- Fitted Kitchen with Built-In Appliances
- 14' Double Bedroom with Wardrobes
- Corner Position with 14' Sun Terrace
- Allocated Parking Facilities

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£110,000



Holden Mill, Blackburn Road, Bolton



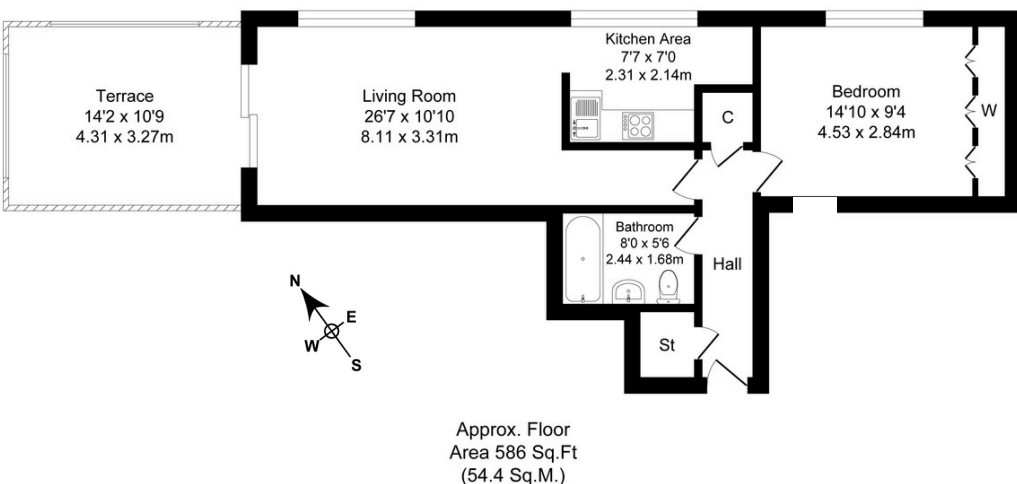
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 586 Sq.ft. (54.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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Exuding character and style in equal measure, this well presented one bed, ground 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. Situated to the quieter and, arguably, more desirable rear of the building, this flexible area acts as an extension to the already generous living space, providing 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 after a stressful day in the office.

'The Cottonworks' is located on the border of Astley Bridge and Sharpley, 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 conveniently located to the ground floor, therefore providing superb accessibility for those with limited mobility, whilst the delightful corner position affords a rather unique layout compared to many others within the development. Having recently been the subject of a comprehensive programme of redecoration, the bright and neutral tones emphasise the space afforded by the generously proportioned living areas, extending to in excess of 585 square feet in total and further complemented by the fabulous high ceilings.

One enters the main building via the secure telephone entry system and proceeds via the communal areas, where one can access the apartment's private living spaces: entering via the reception hallway, with its handy built-in storage cupboards, before continuing through into the fantastic 26' open plan main living space. The epitome of modern day living and a wonderfully sociable environment for entertaining, one's guests are able to spill out onto the 14' dual-aspect, decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. Aside from the warm and inviting atmosphere, of particular note is the abundance of delightful character features, with the large picture windows affording an abundance of natural light, whilst the cast-iron pillars create an authentic industrial ambience.

The kitchen area is fitted with a range of high-gloss wall and base units in black with complementary laminated work surfaces, and comes equipped with all of one's essential appliances, including an integrated Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The 14' bedroom is similarly flooded with natural light and benefits from a range of built-in wardrobes, with the accommodation completed by the bathroom, which is fully tiled and fitted with a three-piece suite in 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 allocated parking facilities. A perfect opportunity for a first-time buyer or indeed those looking to down-size to a more low-maintenance home, the property is offered with the benefit of no onward chain and is sure to invoke strong interest. We would highly recommend an early inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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