



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Superb Third Floor Apartment
- Grade II Listed Mill Conversion
- 22' Open Plan Living Space
- Double Bedroom with Wardrobes
- Upgraded Three-Piece Bathroom
- Sun Terrace with Westerly Aspect
- Secure Allocated Indoor Parking

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£115,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



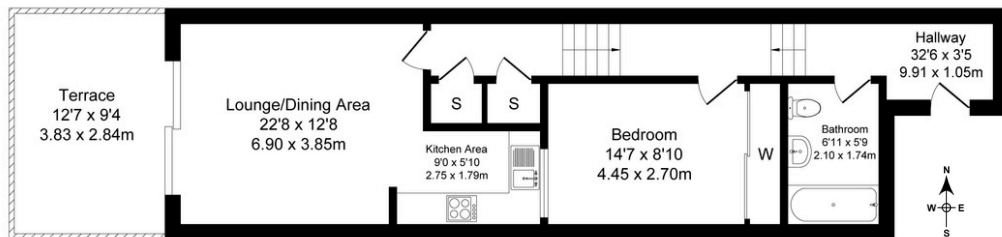


Holden Mill, Blackburn Road, Bolton



## 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.



Approx. Floor  
Area 586 Sq.Ft  
(54.4 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 superb one bed, third 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 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 after a stressful day in the office 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 presented to a lovely standard throughout, having been enhanced since its original construction with a stylish upgrade of the bathroom and benefitting from one of the largest open plan living spaces that we have encountered when compared to its fellow one bed counterparts, extending to in excess of 585 square feet in total and complemented by the fabulous high ceilings and an 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 third 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, whilst there is plenty of storage provided by the built-in cupboards and substantial attic-like storage space which has been cleverly created beneath the mezzanine. One continues through into the bright 22' open plan main living space, the epitome of modern day living and a wonderfully sociable environment for entertaining, with guests able to spill out onto the 12' decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. The kitchen is fitted with a range of two-tone wall and base units, with complementary laminated work surfaces and equipped with an integrated Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The 14' bedroom overlooks the main living space, creating a trendy loft-style feel, and boasts a range of sleek fitted wardrobes, whilst the accommodation is completed by the smart bathroom, which is partially tiled and fitted with a quality three piece Villeroy and Boch suite in classic white complimented by trendy black fittings, 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 lovely home will be swiftly secured and 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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