



REDPATH LEACH

ESTATE AGENTS

FEATURES

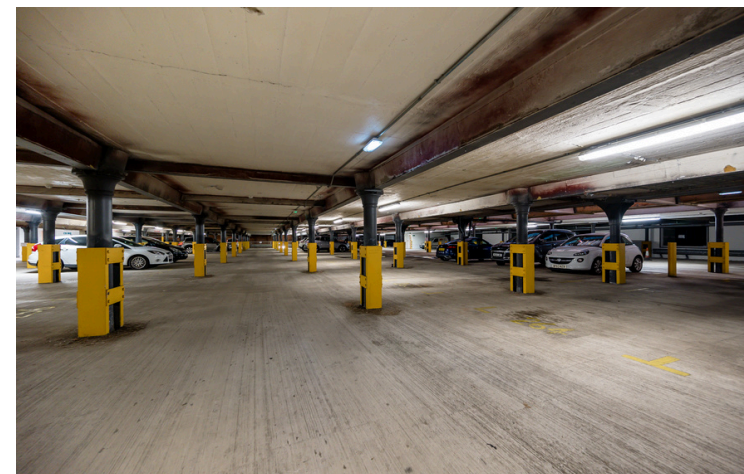
- Fabulous Ground Floor Apartment
- Grade II Listed Mill Conversion
- Sizeable 28' Open Plan Living Space
- Modern Fitted Kitchen with Appliances
- Stylish Re-Fitted Shower Room
- Spacious 16' Double Bedroom
- Sun Terrace & Allocated Indoor Parking

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£99,995



Holden Mill, Blackburn Road, Bolton



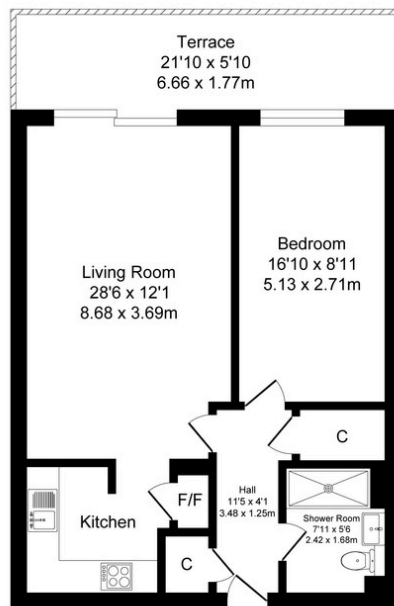
Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 622 Sq.ft. (57.8 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.



Ground Floor

Approx. Floor
Area 622 Sq.Ft
(57.8 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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. 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 immaculately 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.

Being conveniently located to the ground floor, the property itself provides superb accessibility for those with limited mobility, extending to in excess of 620 square feet of accommodation and having been beautifully enhanced from its original specification with a stylish upgrade of both the kitchen and shower room in recent years, as well as having been re-decorated throughout in the past few months, leaving a new owner with very little to do, other than move in their belongings.

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 28' open plan main living space, the feature cast-iron pillars creating an authentic industrial ambience. The epitome of modern day living and a wonderfully sociable environment for entertaining, one's guests are able to spill out onto the sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings and enjoy the privacy afforded by the pleasant leafy aspect.

The warm and inviting atmosphere continues in the re-fitted kitchen, where one will find a range of high-gloss wall and base units in grey with contrasting black laminated work surfaces, as well as coming 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 16' bedroom is bright and appealing and also looks onto the terrace, with the accommodation completed by the stylishly appointed shower room, which is fitted with a smart three-piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and walk-in shower cubicle.

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 or indeed those looking to down-size to a more low-maintenance home, the property is offered at a very attractive price point and could be purchased fully furnished, if desired. We would highly recommend an early inspection of this lovely home 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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