



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Third Floor Apartment
- Grade II Listed Mill Conversion
- Attractive Open Plan Main Living Space
- Modern Fitted Kitchen with Appliances
- Double Bedroom with Dressing Area
- Villeroy & Boch Bathroom Suite
- Secure Allocated Indoor Parking

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£100,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



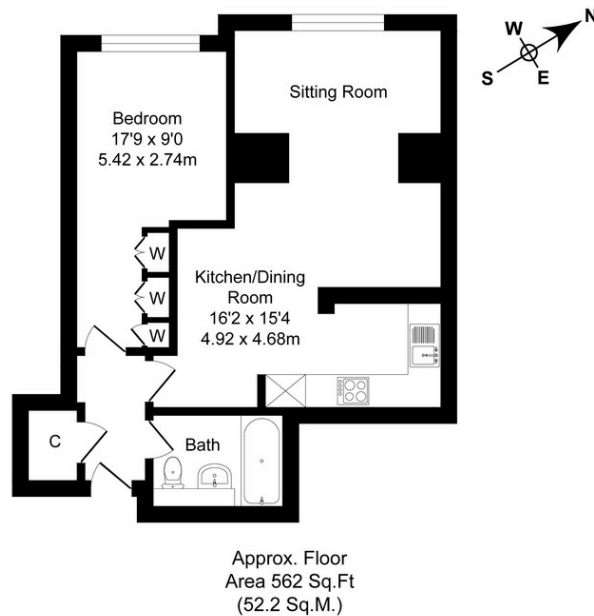


Holden Mill, Blackburn Road, Bolton



## Total Approx. Floor Area 562 Sq.ft. (52.2 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	84 B	86 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 one bed, third floor apartment simply must be viewed to appreciate not only its well presented accommodation, 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, skillfully 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.

'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 a real gem and affords a wonderful opportunity for a first time buyer to take their first excited leap onto the housing ladder into a low-maintenance home in which they simply need to move in their belongings. A further point of note is the lack of any steps or stairs, which is unusual for an upper floor unit within this building, where split-level living is commonplace, therefore being much more accessible to those who may have limited mobility. 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 areas: entering via the reception hallway with its handy built-in storage cupboard for those everyday essentials, before proceeding through into the fabulous open plan main living space, its large picture window affording an abundance of natural light as well as framing the delightful woodland aspect. The epitome of modern day living and a wonderfully sociable environment for entertaining, the thoughtfully designed layout makes full use of its compact proportions with clearly defined areas in which to relax, dine and work, with the feeling of space accentuated by the high ceilings and neutral décor.

The warm and inviting ambience continues within the stylish kitchen which is beautifully appointed and fitted with a range of sleek high gloss wall and base units in white with complimentary laminated work surfaces and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washer/dryer.

The 17' bedroom gives a nod to the building's industrial beginnings with a feature exposed brick wall and is again lovely and light. All of the available space is utilised, with a dressing area having been cleverly created and benefiting from fitted wardrobes in white. The accommodation is completed by the bathroom, which is fitted with a quality three-piece Villeroy and Boch 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. Available with the benefit of no onward chain, homes in such lovely condition are rare at this price point and we would highly recommend an early internal inspection to avoid disappointment and to appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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enquiries@redpathleach.co.uk



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



01204 800292



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