



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Immaculate Third Floor Apartment
- Within Grade II Listed Mill Conversion
- 31' Open Plan Main Living Space
- Beautiful High-Specification Kitchen
- Two Double Bedrooms
- Two Bath/Shower Rooms
- Fabulous 17' Sun Terrace with Views

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

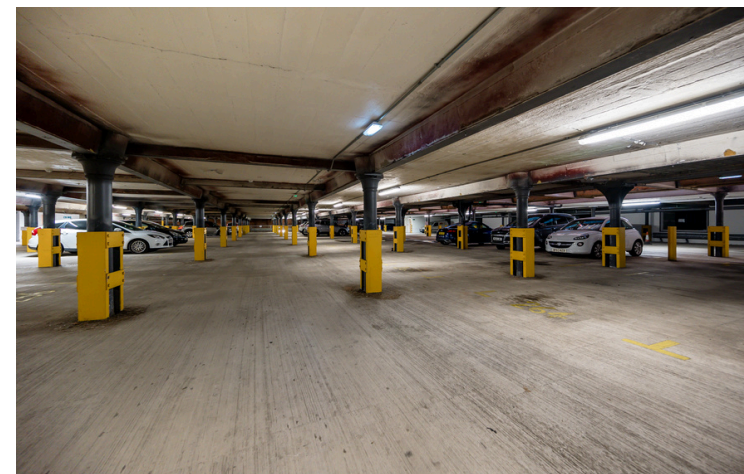
O/O £170,000



Holden Mill, Blackburn Road, Bolton



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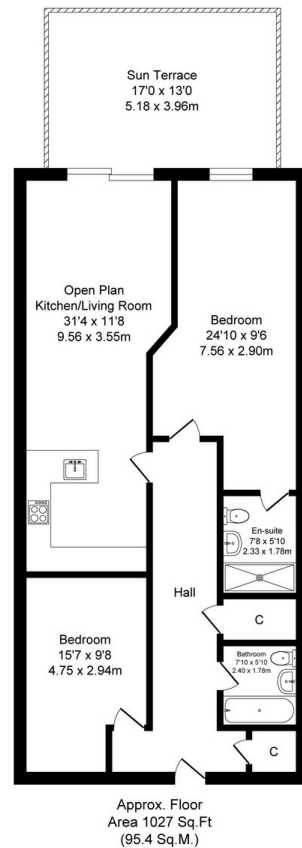
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 1027 Sq.ft. (95.4 Sq.M.)

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Exemplifying the concept of a turn-key home, this deluxe two bed, third floor apartment is an absolute gem into which one simply needs to move in their furniture, sit back and relax. Exuding character and style in equal measure, this home is a gorgeous example of its type within this consistently popular development, having been beautifully maintained and improved from its original specification with a plethora of aesthetic improvements, perhaps the most impressive being a high specification upgrade of its kitchen, which is sure to impress even the most discerning of buyers, whether it be a young professional looking for a base with easy access to Manchester or perhaps those whose youngsters have flown the nest and are looking to down-size to a more low maintenance home.

The property simply must be viewed to be appreciated, with the generous levels of space and thoughtful design, both of the property, but more generally, the development itself, affording a real lifestyle opportunity and 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 a wonderful canvas to create one's own oasis in which to unwind, for al-fresco dining or perhaps a botanical haven in which to retreat after a stressful day in the office. Furthermore, this particular apartment is situated to the more desirable rear of the building, providing peace, tranquillity and delightful views over surrounding countryside and as far afield as Manchester, as well as affording some stunning sunrises from its Easterly aspect.

'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 accommodation itself extends to in excess 1,025 square feet in total, complemented by the fabulous high ceilings and an abundance of natural light throughout. One enters the building via the secure telephone entry system and proceeds via the vast communal areas up to the lift-serviced third floor, where one can access the private living spaces: entering via the reception hallway, with its feature split-level layout impressing immediately. The neutral décor and feature wood panelling to the walls make for a lovely first impression, whilst there is plenty of storage provided by the built-in cupboards. One proceeds through into the fabulous 31' 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 27' sun terrace via the uPVC double glazed patio doors for an after-dinner cocktail or two in those warm summer evenings. Flooded with natural light, one is immediately enveloped by the warm and inviting ambience, whilst the feature cast-iron pillars create an authentic industrial ambience.

The beautiful kitchen is a triumph, fitted with an extensive range of wall and base units in stylish grey, complimented by the granite work surfaces in white and equipped with a range of integrated appliances, including a high-level electric double oven, induction hob with overhead extractor, fridge/freezer, dishwasher and wine cooler.

The 24' primary bedroom offers a calming retreat in which to escape, being lovely and spacious and includes a range of built-in wardrobes, as well as the all-important three-piece private en-suite shower room. A second 15' double bedroom overlooks the main living space, creating a trendy loft-style feel, with the accommodation completed by the main bathroom, which is 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. We would highly recommend an internal inspection to fully appreciate the outstanding presentation of this lovely home, as well as the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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