



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Stunning First Floor Duplex Apartment
- Within Grade II Listed Mill Conversion
- Two Double Bedrooms
- Recently Upgraded Shower Room
- 24' Sun Terrace with Westerly Aspect
- Secure Allocated Indoor Parking
- Available with No Onward Chain

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

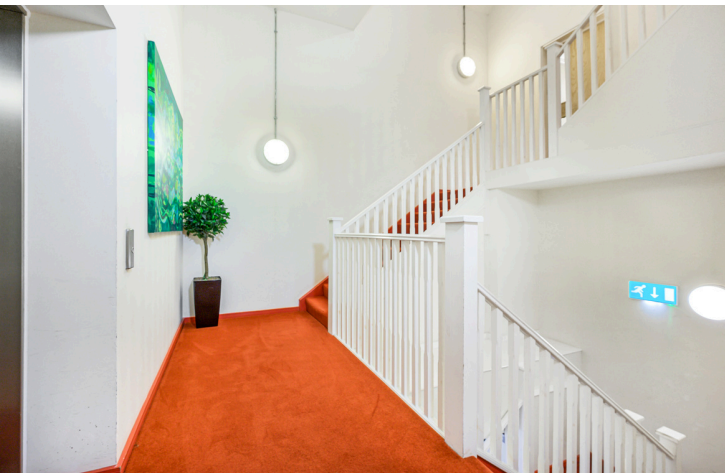
O/O £140,000



Holden Mill, Blackburn Road, Bolton



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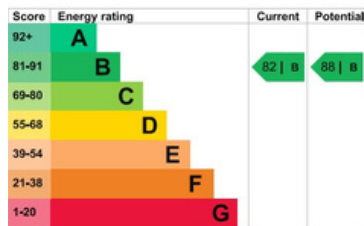
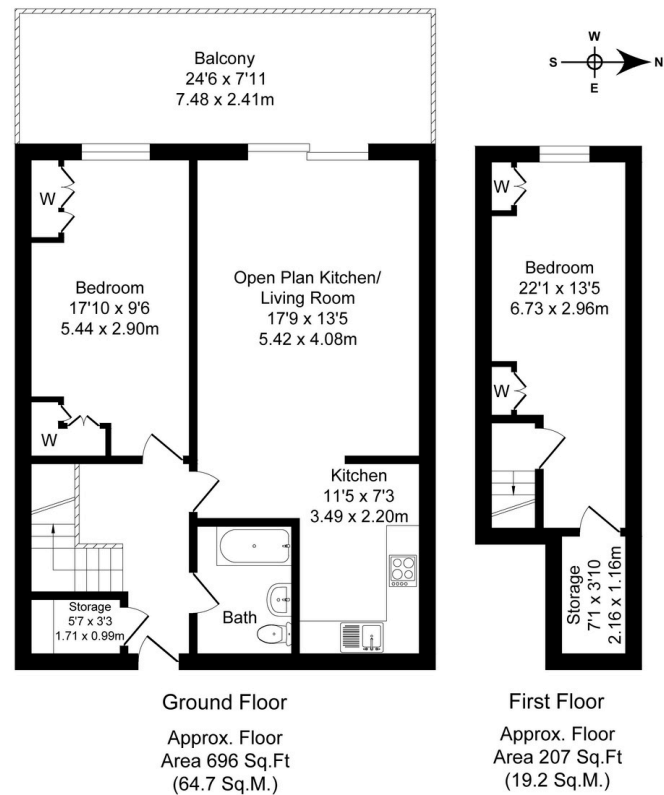
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 903 Sq.ft. (83.9 Sq.M.)

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Exemplifying the concept of a turn-key home, this fabulous two key home, first floor duplex 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 immaculately presented home is a gorgeous example of its type within this consistently popular development, having been beautifully maintained and improved and 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 downsize 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 the perfect space in which to unwind, for al-fresco dining or perhaps a wonderful canvas to create one's own 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 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 apartment itself is a real gem, extending to in excess of a generous 900 square feet of accommodation in total and not only benefitting from a thoughtfully laid-out floorplan and an impressive initial specification, but having been enhanced further with the recent upgrade of its shower room and heating system, with the latter now boasting sleek, energy efficient radiators with smart technology. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced first floor, where one can access the private living spaces: entering via the reception hallway with its feature split level layout impressing immediately, emphasising the feeling of space. One proceeds through into the beautiful 17' open plan lounge, which feels lovely and spacious, whilst the neutral décor on display throughout is complemented by the fabulous high ceilings and an abundance of natural light. The warm and inviting ambience is perfectly conducive to a cosy evening with a film and a takeaway, yet just as well suited when one has the urge to entertain, with the wonderfully sociable environment being the epitome of modern day living, and one's guests able to spill out onto the 24' sun terrace via the uPVC double glazed patio doors for an after-dinner cocktail or two in those humid summer evenings. The stylish kitchen is 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 extractor canopy, microwave and washer/dryer, whilst there is a rustic breakfast bar on which to enjoy a quick espresso before heading off to the office.

The two gorgeous double bedrooms both benefit from built-in furniture and are equally well proportioned, giving the occupier the flexibility to select whether they prefer their master bedroom to be located on the lower or upper level, whilst the feature cast-iron pillars create an authentic industrial ambience. The accommodation completed by the new shower room, which is fitted with a quality three-piece Villeroy and Boch suite in classic white, comprising of WC, pedestal 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. Available with the additional benefit of no onward chain, we would highly recommend an internal inspection to fully appreciate the outstanding presentation of this delightful home, as well as the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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