



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed, Third Floor Apartment
- Within Grade II Listed Mill Conversion
- 27' Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Two Bath/Shower Rooms
- 19' West-Facing Sun Terrace
- Two Allocated Indoor Parking Spaces

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

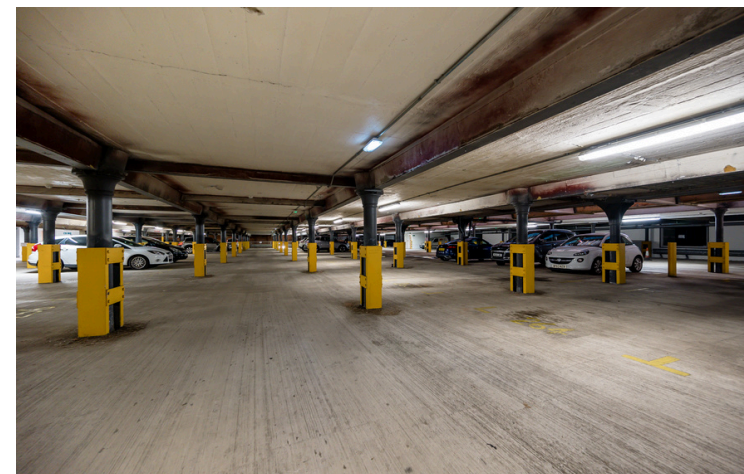
O/O £150,000



Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton



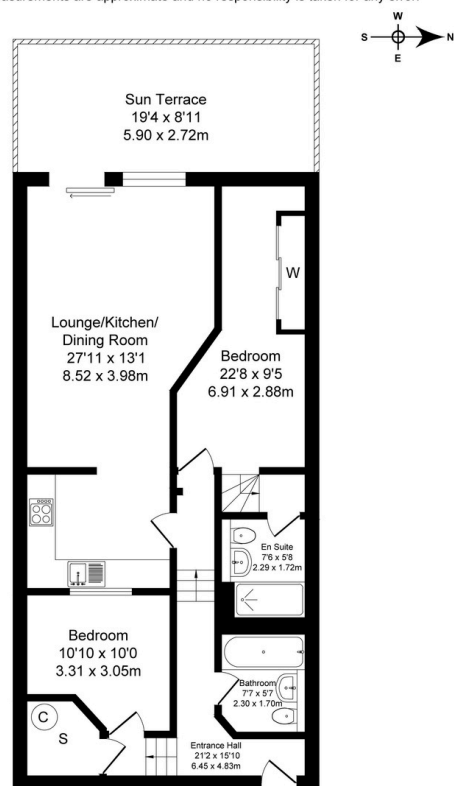
Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 793 Sq.ft. (73.7 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 793 Sq.Ft
(73.7 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 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 well presented two 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 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. 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 accommodation itself extends to in excess of 790 square feet in total, complemented by the fabulous high ceilings and an abundance of natural light throughout: entering the building via the secure telephone entry system and proceeding via the vast communal areas up to the lift-serviced third floor, where one can access the private living spaces. One enters via the welcoming reception hallway and immediately remarks upon the pleasing levels of space, emphasised by the feature split-level layout, whilst there is plenty of storage provided for all of those everyday essentials within the large built-in cupboard. One continues through into the generously proportioned 27' open plan main living space, the epitome of modern day living, yet where an authentic industrial ambience is created by the feature cast-iron pillars, which add such character. The warm and inviting atmosphere is perfectly conducive to those cosy Saturday evenings in with a film and a takeaway, however, when one is in the mood for entertaining, this wonderfully sociable environment is able to accommodate even the most populous of gatherings, with guests able to spill out onto the 19' decked sun terrace via the uPVC double glazed patio doors for a glass of something sparkling. The kitchen is fitted with a range of high-gloss wall and base units in black with contrasting laminated work surfaces, and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with extractor canopy, fridge/freezer, dishwasher and washer/dryer.

The 22' primary bedroom is a real delight, being lovely and spacious and includes a dressing area with built-in wardrobes, as well as the all-important three-piece private en-suite shower room. A second double bedroom overlooks the main living space, creating a trendy loft-style feel, with the accommodation completed by the smart main bathroom, which is partially tiled and 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. The property also comes with the additional and rare benefit of two secure allocated indoor parking spaces. We would highly recommend an internal inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



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