



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Second Floor Corner Apartment
- Within Grade II Listed Mill Conversion
- Circa 1,295 Square Feet in Total
- 33' Open Plan Main Living Space
- Two Bright Double Bedrooms
- Two Bath/Shower Rooms
- Fabulous 28' Dual-Aspect Sun Terrace

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

O/O £165,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



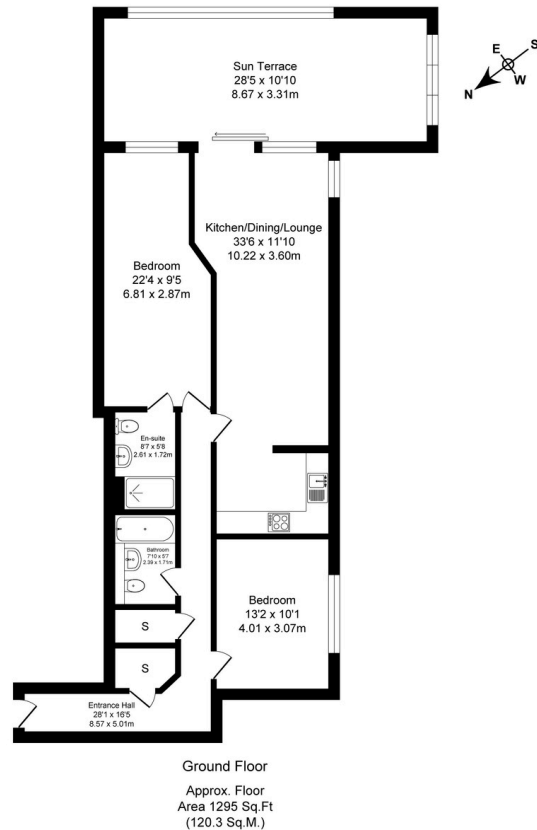


Holden Mill, Blackburn Road, Bolton



## Total Approx. Floor Area 1295 Sq.ft. (120.3 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	85 B	87 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.

Extending character and style in equal measure, this superb second floor apartment simply must be viewed to appreciate the thoughtful design of the accommodation, 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. This particular apartment is rather unique, occupying a fabulous position on the south-east corner of the building and being one of the most spacious of its type that we have had the pleasure of marketing, its truly impressive proportions dwarfing many family homes and extending to circa 1,295 square feet in total.

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 building has lost none of its character, with exposed brick work and cast-iron supports providing rustic acknowledgements to the building's industrial past, and stylish communal areas which 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. Furthermore, given its corner position, this particular apartment boasts a marvellous 28' dual aspect double terrace which acts as an extension to the already generous living space, providing potential for a variety of leisure and hobby 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, all the while enjoying delightful views over the Bolton skyline and as far afield as Manchester.

'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 simply must be viewed to appreciate the level of space on offer, accentuated by the high ceilings, the neutral décor and abundance of natural light throughout. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced second floor, where one can access the private accommodation: entering via the sizeable reception hallway with its useful built-in storage cupboards, before proceeding through into the vast 33' open plan main living space, the epitome of modern day living and a wonderfully sociable environment for accommodating even the most populous of gatherings, with guests able to spill out of the uPVC double glazed patio doors onto the decked sun terrace for a cocktail or two in those warm summer evenings.

The fresh and crisp feel continues with the sleek kitchen, which is fitted with a range of high gloss wall and base units in white with contrasting laminated wooden work surfaces and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The two bright double bedrooms are of a truly great size, with the particularly spacious 22' master bedroom benefitting from a dressing area and a private three piece en-suite shower room. The accommodation is completed by the main bathroom, which is fitted with a smart three-piece suite in classic white, comprising of WC, pedestal wash hand basin and tiled bath with shower handset attachment.

Externally, the gated development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens and secure allocated parking facilities. We would highly recommend an early 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](http://www.redpathleach.co.uk)



01204 800292



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