



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Ground Floor Apartment
- Grade II Listed Mill Conversion
- Generous Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- 16' Double Bedroom
- 22' Sun Terrace & Allocated Parking
- Available with No Onward Chain

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£95,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



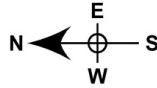
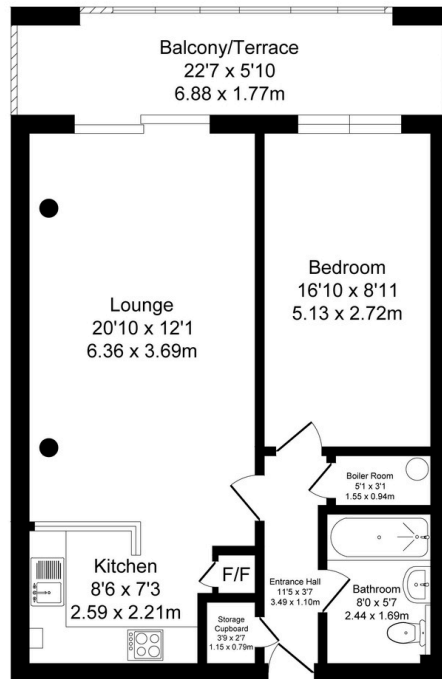


Holden Mill, Blackburn Road, Bolton

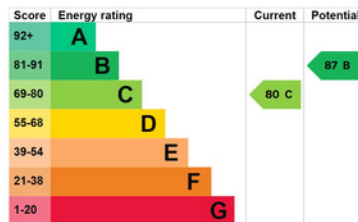


## Total Approx. Floor Area 612 Sq.ft. (56.9 Sq.M.)

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.



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Area 612 Sq.Ft  
(56.9 Sq.M.)



Exuding character and style in equal measure, this one bed, ground 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 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. Situated to the quieter and, arguably, more desirable rear of the building, this flexible area overlooks the development's mature woodland and acts as an extension to the already generous living space, providing potential for a variety of leisure 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.

'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 affords generously proportioned living spaces which extend to in excess of 610 square feet in total, whilst being conveniently located to the ground floor, therefore providing superb accessibility for those with limited mobility; entering the main building via the secure telephone entry system and proceeding via the communal areas, where one can access the private living spaces. One enters via the reception hallway, with its handy built-in storage cupboards, before continuing through into the sizeable open plan main living space, which affords an authentic industrial ambience, attributed largely to the feature cast-iron pillars which add such character. The epitome of modern day living, this wonderfully sociable environment is just perfect for entertaining, with guests able to spill out onto the decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. The kitchen area is fitted with a range of wall and base units with complementary laminated work surfaces, and comes equipped with all of one's essential appliances, including an integrated Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The 16' bedroom also overlooks the sun terrace, with the accommodation completed by the bathroom, which is partially tiled and fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled 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. A perfect opportunity for a first-time buyer or indeed those looking to down-size to a more low-maintenance home, the property is offered with the benefit of no onward chain and is sure to invoke strong interest at such an attractive price point. We would highly recommend an early inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)



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



01204 800292



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