



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Stunning Second Floor Apartment
- Within Grade II Listed Mill Conversion
- Stunning Standard of Presentation
- 33' Open Plan Main Living Space
- Gorgeous High-Specification Kitchen
- Two Re-Fitted Bath/Shower Rooms
- Fabulous 19' Balcony/Entertaining Space

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£175,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



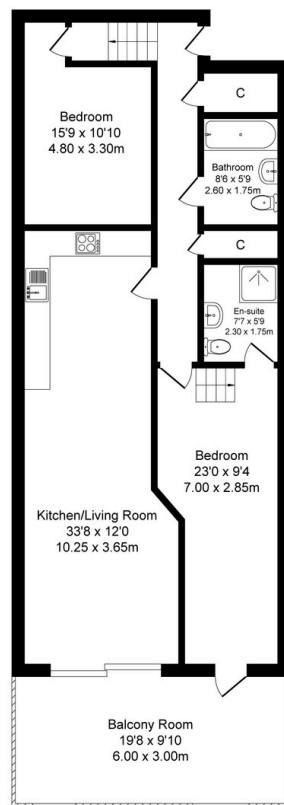


Holden Mill, Blackburn Road, Bolton

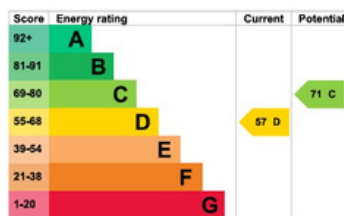


## Total Approx. Floor Area 955 Sq.ft. (88.7 Sq.M.)

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 935 Sq.Ft  
(86.8 Sq.M.)



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If one is searching for a home that exemplifies the concept of wow factor, then this simply stunning two bed, second floor apartment would be, impressing with its own avantgarde brand of elegance and opulence, and positively bursting with personality. Whilst its exterior blends seamlessly with its neighbours, exuding character and style in equal measure, one step across the threshold will reveal a fabulously quirky and extravagant home which makes a truly unique statement, with no pandering to conformity here, being like no other that we have had the pleasure of marketing within this consistently popular development.

Having been the subject of a comprehensive programme of works and finished to an exceptionally high standard, the property has benefitted from a plethora of aesthetic improvements, including an upgraded heating system which has replaced the rather bulky storage heaters with chic infra-red alternatives, however perhaps the most impressive being the marvellous high-specification kitchen and beautifully appointed bath/shower rooms, all of which enjoy a truly sublime quality of finish and are sure to impress even then most discerning of buyers, whether it be a young professional looking for a swanky pad 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.

This gorgeous residence 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 contemporary 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. 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 botanical haven in which to retreat after a stressful day in the office. Situated to the more desirable rear of the building, providing peace and tranquillity, as well as affording some stunning sunrises from its Easterly aspect, this particular terrace is quite special indeed, having been enhanced into an extension to the already generous living space to create the feeling of an additional reception room, complete with stylish laminated flooring and electrically operated window blinds, creating the ultimate entertaining space for even the most populous of gatherings.

'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 accommodation itself extends to circa an impressive 995 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 second floor, where one can access the private living spaces: entering via the reception hallway, with its feature split-level layout and fashionable monochrome decor impressing immediately, whilst there is plenty of storage provided by the built-in cupboards and substantial attic-like storage space which has been cleverly created beneath the mezzanine. One proceeds through into the magnificent 33' open plan main living space, the epitome of modern day living and a wonderfully sociable environment for entertaining, with one's guests able to spill out onto the 19' sun terrace via the uPVC double glazed patio doors for an after-dinner cocktail or two from the bar in those warm summer evenings. The spectacular kitchen is a triumph of design and style, fitted with a comprehensive range of wall and base units in grey with contrasting quartz work surfaces in white and incorporating gadgets galore. The host of quality appliances includes a high-level electric oven, microwave, induction hob with overhead extractor, larder fridge and freezer, dishwasher and washer/dryer. The marble-effect flooring and black fittings complete the stunning look.

The 23' primary bedroom suite is lovely and spacious and includes a dressing area, whilst the short staircase up to the private en-suite shower room, provides another delightful feature. Reminiscent of an up-market boutique hotel, the fully tiled shower room has been re-fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and walk-in shower, whilst the tasteful black and white colour palette is wonderfully on trend. A second 15' double bedroom is sited overlooking the main living space, creating a trendy loft-style feel, with the accommodation completed by the sumptuously appointed main bathroom, which has been comprehensively overhauled to create a supremely elegant environment in which to polish and preen before a night on the town, being fully tiled and fitted with a three piece suite in classic white, comprising of wall-mounted WC, wash hand basin with waterfall tap and a beautiful free-standing slipper 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 indoor parking facilities. We would highly recommend an early inspection to fully appreciate the outstanding presentation of this unique home, its uniqueness and quality, as well as the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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