

REDPATH LEACH

ESTATE AGENTS

HOLDEN MILL, BLACKBURN ROAD, BOLTON

O/O £160,000

FEATURES

- Two Bed Penthouse Apartment
- Immaculate Standard of Presentation
- 30' Open Plan Main Living Space
- Beautiful Fitted Kitchen with Appliances
- Two Bath/Shower Rooms
- 15' Sun Terrace with Fabulous Views
- Secure Allocated Parking Facilities









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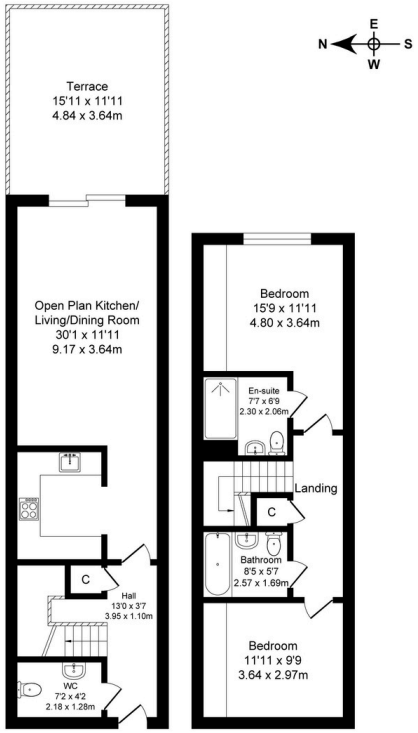


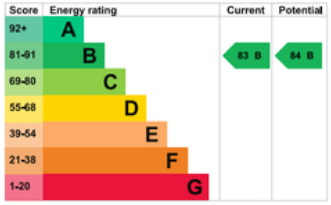


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Total Approx. Floor Area 1000 Sq.ft. (92.9 Sq.M.)

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Exuding character and style in equal measure and having been fastidiously maintained by our clients, we are confident that any potential buyer cannot fail to be impressed by this outstanding two bed duplex penthouse apartment, boasting an immaculate standard of presentation which can only be appreciated via internal inspection. The thoughtful design of the property and, more generally, the development itself, affords a real lifestyle opportunity, 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 building has lost none of its character, with exposed brickwork 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, 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, to partake in a spot of al-fresco dining or perhaps a botanical haven in which to retreat after a stressful day in the office. This particular apartment is situated to arguably the more desirable rear of the building, providing peace, tranquillity and gorgeous views over surrounding countryside and as far afield as Manchester from its lofty position, as well as affording some stunning sunrises from its Easterly aspect.

'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 is a real gem, benefitting from a generous specification, leaving a new owner with little to do other than to move in their furniture, 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. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced sixth floor, where one can access the private living spaces, which extend to circa a most generous 1,000 square feet in total and are thoughtfully arranged over two inviting levels; entering via the reception hallway with its convenient two-piece cloakroom/WC and spindled staircase to the upper floor, before proceeding through into the magnificent 30' open plan main living area, which is filled with natural light via the uPVC double glazed patio doors and enjoys a warm and inviting quality which is perfectly conducive to a night of relaxation. This wonderfully sociable environment lends itself effortlessly to entertaining, with guests able to spill out onto the 13' sun terrace for an after-dinner cocktail or two and soak up those breath-taking views.

The stylish kitchen is fitted with a range of sleek, soft-close wall and base units in high gloss white with complementary laminated work surfaces, and incorporating a pull-out larder for additional storage, as well as a host of integrated appliances, including a Neff electric oven, halogen hob with overhead extractor canopy, microwave, fridge/freezer, dishwasher and washing machine.

On the upper level, the landing provides access to the two lovely double bedrooms, both of which are bright and appealing and boast a range of fitted wardrobes. The 13' primary bedroom includes a concealed dressing table, whilst further benefitting from a private three-piece en-suite shower room. The accommodation is completed by the beautifully appointed main bathroom, which is fitted with a three-piece Villeroy and Boch suite in classic white, comprising of WC, pedestal wash hand basin and tiled bath with overhead shower attachment.

Externally, the 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 internal inspection of this beautiful home to appreciate the space and quality of accommodation, as well as to experience the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.

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@redpathleach
@redpathleach
enquiries@redpathleach.co.uk
www.redpathleach.co.uk
01204 800292
17-19 Chorley New Road, Bolton, BL1 4QR