



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Superb Fourth Floor Apartment
- Grade II Listed Mill Conversion
- Convenient & Accessible Location
- Sizeable Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Double Bedroom with Dressing Area
- Sun Terrace & Allocated Parking

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£115,000



Holden Mill, Blackburn Road, Bolton



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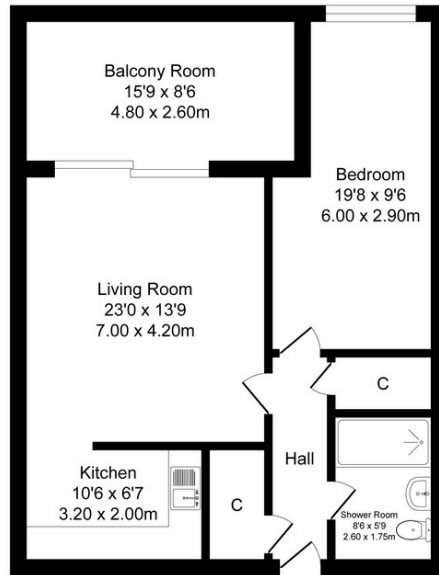
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 624 Sq.ft. (58.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Exuding character and style in equal measure, this superb one bed, fourth 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. Acting as an extension to the already generous living space, this flexible area provides 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 and enjoy the delightful woodland 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 presented to a lovely standard throughout and benefits from one of the more unique and generously proportioned layouts that we have encountered within this ever-popular development, something which is particularly noticeable within the great-sized bedroom, extending to in excess of 624 square feet in total and complemented by the fabulous high ceilings and abundance of natural light. A further point of note is the lack of any significant steps or stairs, which is unusual for an upper floor unit within this building, where split-level living is commonplace, therefore being much more accessible to those who may have limited mobility.

One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced fourth floor, where one can access the private living spaces; entering via the welcoming reception hallway, with its useful built-in storage cupboards, before continuing through into the bright open plan main living area. The epitome of modern-day living, this characterful space offers a wonderfully sociable environment for entertaining, with guests able to spill out onto the delightful 15' decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. When one is looking for a more relaxing evening, the cosiness of the lounge area envelopes, creating a warm and inviting ambience which is aided in no small part by the recently installed feature wood panelling and the feature fireplace with its inset pebble-effect electric fire.

The kitchen is fitted with a range of modern high-gloss wall and base units in white, with complementary laminated work surfaces and comes equipped with a number of integrated appliances, including a Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The sizeable bedroom extends to an impressive 19' and incorporates a handy dressing area, whilst the accommodation is completed by the smart shower room, which is partially tiled and fitted with a three-piece suite in classic white comprising of WC, pedestal wash hand basin and walk-in shower cubicle.

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, we are certain that this lovely home will be swiftly secured and 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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