

REDPATH LEACH

ESTATE AGENTS

HOLDEN MILL, BLACKBURN ROAD, BOLTON

£105,000

FEATURES

- Spacious Fourth Floor Apartment
- Within Grade II Listed Mill Conversion
- Generous Open Plan Main Living Space
- Double Bedroom With Wardrobes
- 17' Sun Terrace With Westerly Aspect
- Secure Allocated Indoor Parking
- Available With No Onward Chain













Holden Mill, Blackburn Road, Bolton

















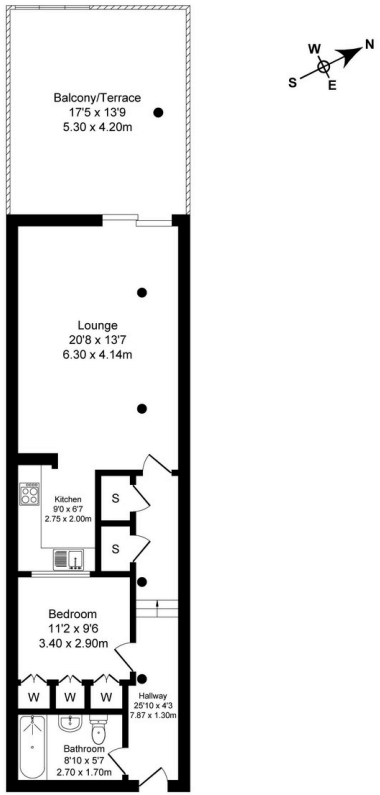




Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 639 Sq.ft. (59.4 Sq.M.)

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Area 639 Sq.Ft
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Exuding character and style in equal measure, this 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 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 last of the evening sun afforded by the Westerly 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 somewhat of a blank canvas, filled with natural light and displaying neutral tones throughout, providing an ideal opportunity to infuse one's individual taste and style, and make this home their own. The well laid-out floorplan extends to in excess of 635 square feet in total and is complemented by the fabulous high ceilings which really emphasise the space on offer; entering the building via the secure telephone entry system and proceeding via the communal areas up to the lift-serviced fourth floor, where one can access the private living spaces. One enters the sizeable reception hallway and is immediately impressed by the feature split level layout, whilst there is plenty of storage provided by the built-in cupboards. One proceeds through into the bright open plan main living space, the epitome of modern day living and a wonderfully sociable environment for entertaining, with guests able to spill out onto the fabulous 17' decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. The feature cast-iron pillars create an authentic industrial ambience and a real feeling of heritage which contrasts with the contemporary living space.

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

The bedroom overlooks the main living space, creating a trendy loft-style feel, and boasts a range of fitted wardrobes, 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 tiled 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 and available with the added benefit of no onward chain, we would highly recommend an internal inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.

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