



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Spacious Ground Floor Apartment
- Grade II Listed Mill Conversion
- Generous Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Double Bedroom with Fitted Wardrobes
- Sizeable Sun Terrace with Leafy Aspect
- Available with No Onward Chain

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

O/O £95,000



Holden Mill, Blackburn Road, Bolton



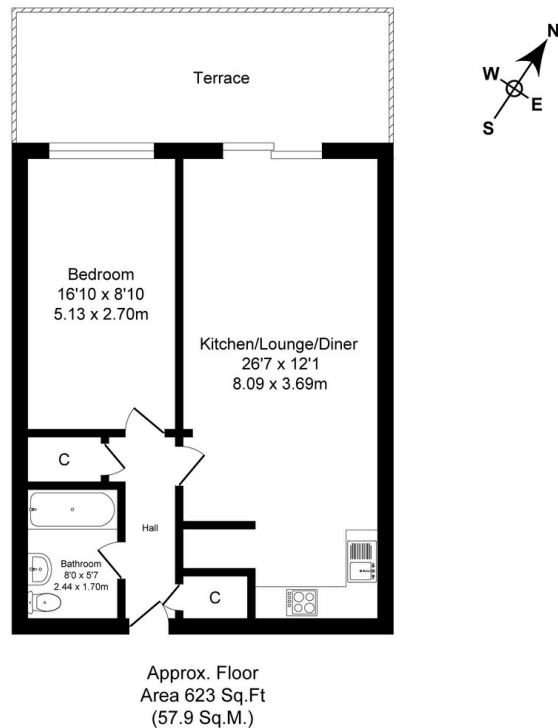
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 623 Sq.ft. (57.9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NB: In accordance with Section 21 of the Estate Agent Act 1979, we hereby disclose to all relevant parties that a connected person has a personal interest in the sale of this property.

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

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 modern 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. This particular apartment is situated to the front of the building, with the terrace enjoying a delightful aspect over the development's mature woodland, with lots of potential to create one's own little oasis in which to relax and 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 extend to in excess of 620 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 fantastic 26' 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 high-gloss wall and base units in black with complementary laminated work surfaces, and incorporates a host of integrated appliances, including an electric Neff oven, halogen hob and overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The 16' bedroom also overlooks the sun terrace and benefits from a range of built-in furniture, with the accommodation completed by the bathroom, which is partially tiled and fitted with a three-piece suite in classic 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 allocated parking facilities. Available with the benefit of no onward chain, and offering a perfect opportunity for a first-time buyer or indeed those looking to down-size to a more low-maintenance home, we would highly recommend an inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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