



REDPATH LEACH

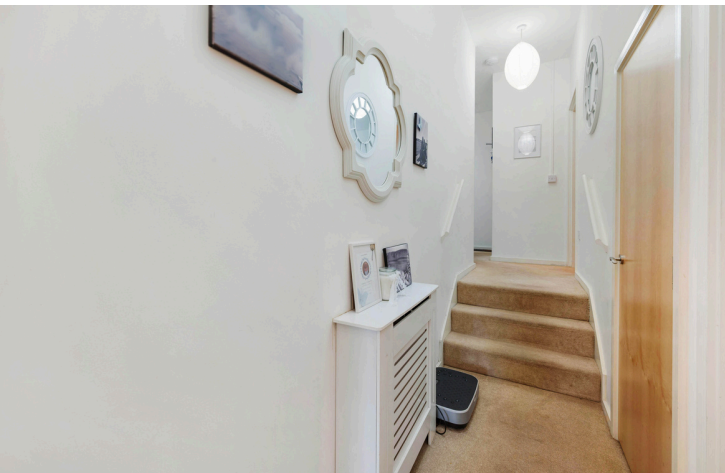
ESTATE AGENTS

FEATURES

- Two Bed, Second Floor Apartment
- Grade II Listed Mill Conversion
- 21' Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Two Bath/Shower Rooms
- Vast 25' Sun Terrace with Open Views
- Secure Allocated Parking Facilities

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

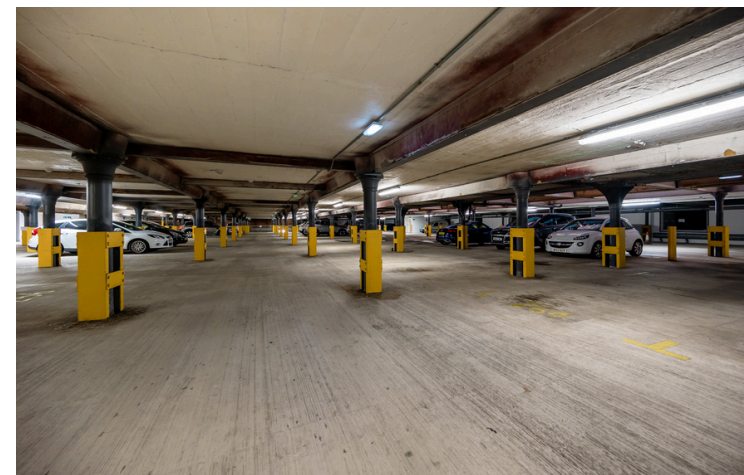
£130,000



Holden Mill, Blackburn Road, Bolton



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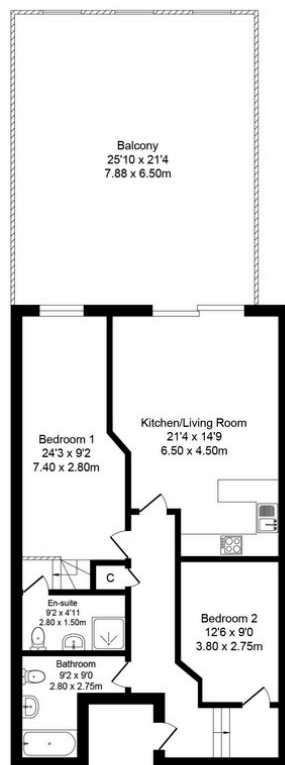
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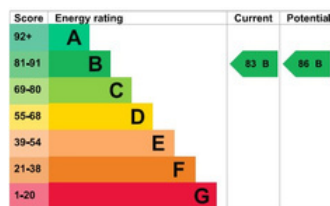
Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 849 Sq.ft. (78.9 Sq.M.)

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Exuding character and style in equal measure, this well presented two bed, second 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 contemporary 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, whilst the stylish communal areas create a pleasing 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, providing aspects towards Winter Hill and the undulating moorland to the north of the town and, furthermore, has perhaps the largest terrace that we have encountered. Acting as an extension to the already generous living space, this flexible area provides potential for a variety of leisure uses, not least a wonderful canvas to create one's own 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, whilst enjoying the last of the evening sun afforded by the Westerly aspect.

'The Cottonworks' is located on the border of Astley Bridge and Sharpley, 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 in excess of 845 square feet in total, with a real feeling of space created by the high ceilings and a pleasing abundance of natural light filling the sizeable living areas, complemented by the neutrality of the décor. 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 spaces: entering via the reception hallway, which benefits from plenty of storage solutions for all of those everyday essentials within the built-in cupboards. One continues through into the superb 21' open plan main living space, the epitome of modern day living and which boasts a warm and inviting atmosphere which is perfectly conducive to those cosy Saturday evenings in with a film and a takeaway. However, when one is in the mood for entertaining, this wonderfully sociable environment is able to accommodate even the most populous of gatherings, with one's guests able to spill out onto the simply huge 25' decked sun terrace via the uPVC double glazed patio doors, whatever the weather, to enjoy the views afforded by the lofty position with a cocktail or two.

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

The 24' primary bedroom is a real delight, being lovely and spacious and affording an authentic industrial ambience, attributed largely to the feature cast-iron pillars which add such character. A dressing area complete with built-in wardrobes provides a space in which to polish and preen before a night on the town, whilst the short staircase up to the private three-piece en-suite shower room, provides another delightful quirky feature. A second double bedroom overlooks the main living space, creating a trendy loft-style feel, with the accommodation completed by the smart main bathroom, which is partially tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and tiled 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.

The property is offered with the additional benefit of no onward chain and has been attractively priced to reflect our motivated client's keenness to achieve a swift sale. We would, therefore, highly recommend an early inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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