



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Stunning Duplex Penthouse Apartment
- Grade II Listed Mill Conversion
- Generous Open Plan Main Living Space
- New Fitted Kitchen with Appliances
- Two Lovely Double Bedrooms
- En-Suite Shower Room
- West-Facing Sun Terrace with Views

628 HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£170,000



Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton



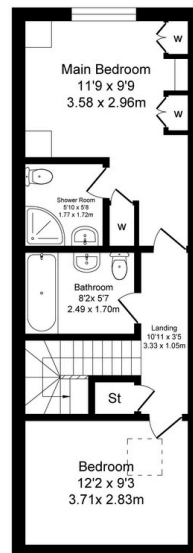
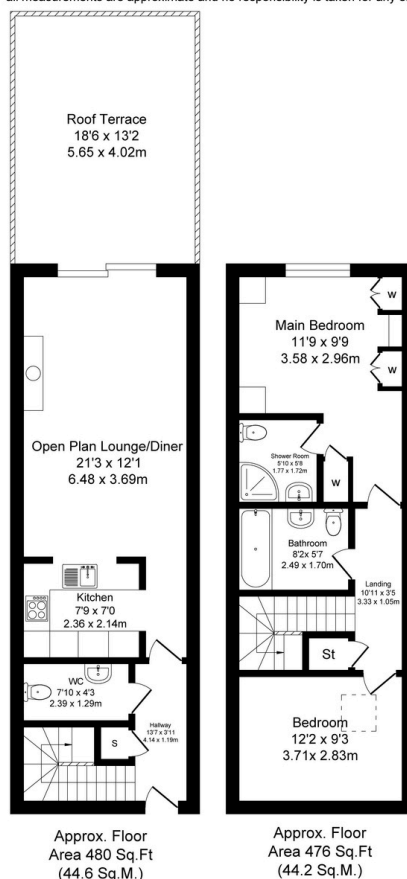
Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 956 Sq.ft. (88.8 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.



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 the front of the building, providing gorgeous views of Winter Hill and the undulating moorland to the north of the town from its top floor position, as well as affording a great deal of sunshine from its 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 apartment itself is a real gem, not only benefitting from its generous initial specification, which includes quality Villeroy and Boch sanitaryware throughout, but having been enhanced further by our clients with many thoughtful improvements and additions, including a beautiful new kitchen, new built-in bedroom furniture and an upgraded heating system, which has replaced the rather bulky storage heaters with more aesthetically-pleasing and efficient alternatives, 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 940 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 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, aided in no small part by the feature fireplace with its inset burner-effect electric fire.. This wonderfully sociable environment lends itself perfectly to entertaining, with guests able to spill out onto the 18' sun terrace, with its recently replaced composite decking, for an after-dinner cocktail or two and soak up those breath-taking views.

The stylish new kitchen is fitted with a range of sleek wall and base units in grey with contrasting solid wood work surfaces, and incorporates a host of integrated appliances, including a Neff electric oven, halogen hob with extractor hood, microwave, fridge/freezer, dishwasher and washing machine.

On the upper level, the landing provides access to the two lovely double bedrooms, with the primary suite boasting a range of stylish fitted furniture, as well as a private three-piece en-suite shower room. The accommodation is completed by the main bathroom, which is 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. We are confident that this beautiful home will be swiftly secured and would highly recommend an early internal inspection to avoid disappointment and to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



REDPATH LEACH

ESTATE AGENTS

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.



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR