



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Well Presented Second Floor Apartment
- Within Grade II Listed Mill Conversion
- 33' Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Two Double Bedrooms with Wardrobes
- Large Sun Terrace & Allocated Parking
- Available with No Onward Chain

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£130,000



Holden Mill, Blackburn Road, Bolton



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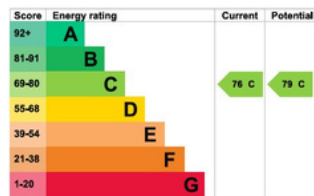
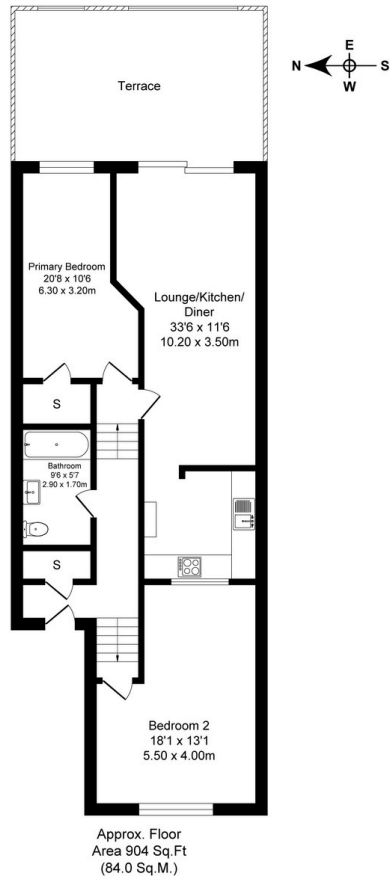
Holden Mill, Blackburn Road, Bolton



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## Total Approx. Floor Area 904 Sq.ft. (84.0 Sq.M.)

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Exuding character and style in equal measure, this superb 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 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 wonderful canvas to create one's own botanical haven in which to retreat after a stressful day in the office. Furthermore, this particular apartment is situated to arguably the more desirable rear of the building, providing peace and tranquillity, as well as a great deal of morning sunshine from its Easterly 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 accommodation itself extends to in excess of 900 square feet in total, complemented by the fabulous high ceilings and an abundance of natural light throughout: entering the building via the secure telephone entry system and proceeding via the vast communal areas up to the lift-serviced second floor, where one can access the private living spaces. One enters via the welcoming reception hallway and immediately remarks upon the pleasing levels of space, emphasised by the feature split-level layout, whilst there is plenty of storage provided for all of those everyday essentials within the built-in storage cupboard. One continues through into the generously proportioned 33' open plan main living space, which is the epitome of modern day living and linked perfectly by the Oak-effect laminated wooden flooring. The warm and inviting atmosphere is perfectly conducive to those cosy Saturday evenings in with a film and a takeaway, aided in no small part by the feature fireplace with its inset coal-effect electric fire, which provides a perfect focal point to the space, however when one is in the mood for entertaining, this wonderfully sociable environment is able to accommodate even the most populous of gatherings, with guests able to spill out onto the large decked sun terrace via the uPVC double glazed patio doors for a glass of something sparkling. The kitchen is fitted with a range of wall and base units with contrasting laminated work surfaces, and incorporates a host of integrated appliances, including a Neff electric oven, halogen hob with extractor canopy, fridge/freezer, dishwasher and washer/dryer.

The 20' primary bedroom is lovely and spacious and includes a dressing area with built-in wardrobes and a sizeable storage cupboard, whilst an authentic industrial ambience is created by the feature cast-iron pillars, which add such character. At 18', the second bedroom is the largest that we have encountered of its type within this popular building, also benefitting from a range of built-in furniture and overlooking the main living space, creating a trendy loft-style feel. The accommodation is 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 secure allocated indoor parking facilities. Available with the additional 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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