



REDPATH LEACH

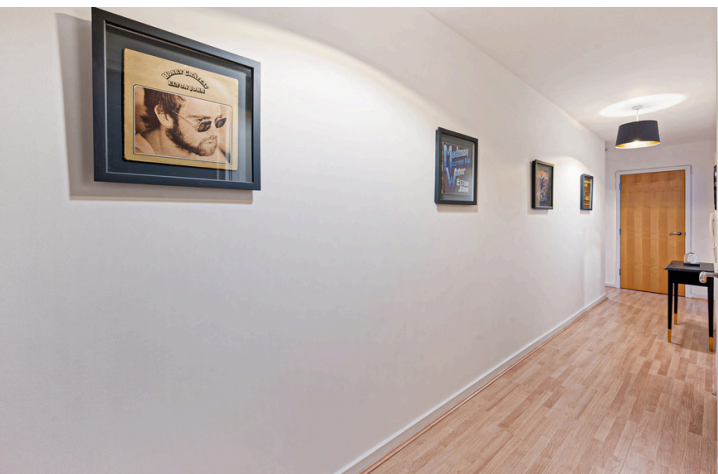
ESTATE AGENTS

FEATURES

- Second Floor Corner Apartment
- Grade II Listed Mill Conversion
- Fabulous 16' Lounge
- Separate 18' Kitchen/Diner
- Two Generous Double Bedrooms
- Unique Double Sun Terrace
- Secure Allocated Indoor Parking

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

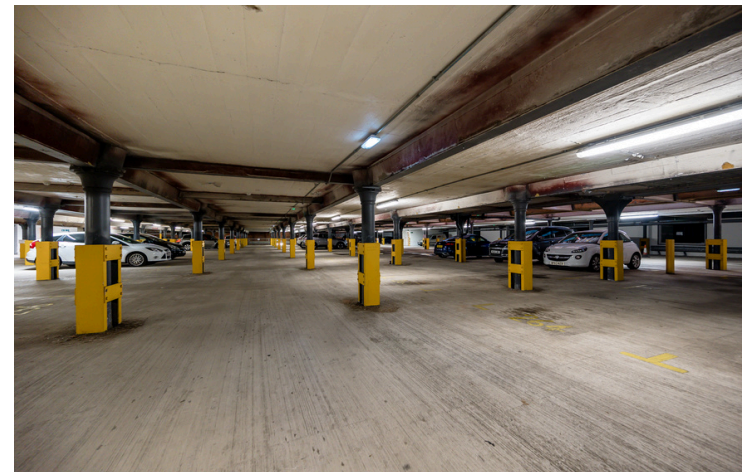
£160,000



Holden Mill, Blackburn Road, Bolton



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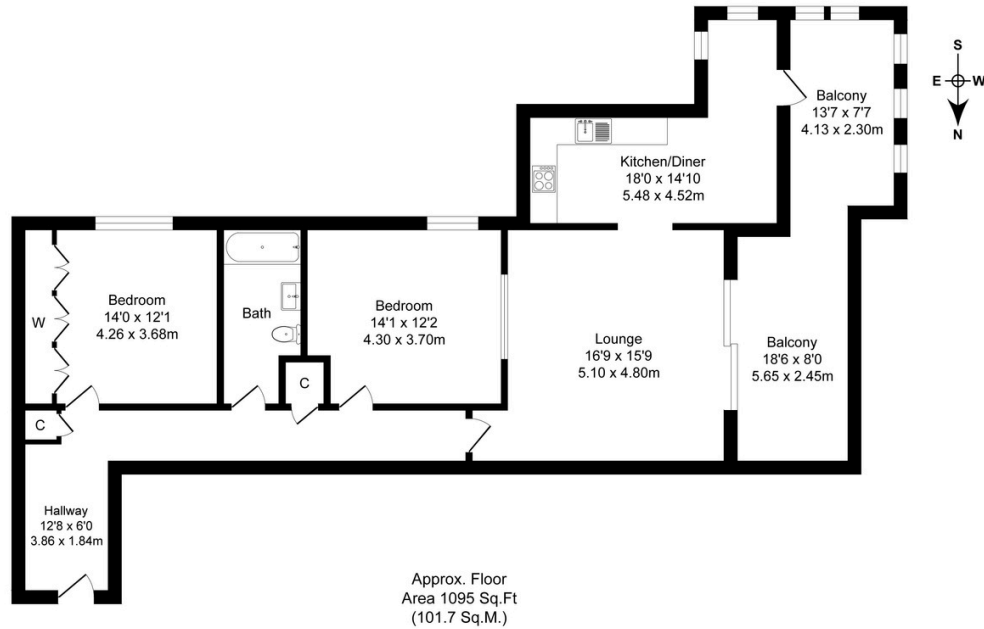
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 1095 Sq.ft. (101.7 Sq.M.) (Excluding Balcony)

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		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Exuding character and style in equal measure, this fabulous two bed, second floor apartment simply must be viewed to appreciate the thoughtful design of the accommodation, but more generally, the development itself, affording a real lifestyle opportunity and forming part of an exclusive complex, the type of which is normally reserved for the fashionable city centre of Manchester. This particularly apartment occupies a highly desirable corner position and is one of the most spacious we have had the pleasure of marketing, extending to circa a truly impressive 1,095 square feet in total, dwarfing many family homes. Furthermore, unlike the majority of apartments and certainly those found within this particular building, there are no open plan layouts here, with a conventional separate kitchen/diner, which is sure to score highly with those who prefer definition in their living spaces.

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 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, 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. Furthermore, given its enviable corner position, this particular apartment boasts a fabulous double terrace which acts as an extension to the already generous living space. This flexible area provides potential for a variety of leisure and hobby 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 South and Westerly aspects.

'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 presented to a delightful standard and simply must be viewed to appreciate the level of space on offer, whilst the neutral décor throughout accentuates the abundance of natural light. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced second floor, where one can access the private accommodation: entering via the vast reception hallway with its feature split-level layout impressing immediately and really emphasising the feeling of endless space. One continues through into the fabulous 16' lounge, bursting with natural light, with an open doorway leading through into the sizeable 18' kitchen/diner. Both rooms have direct access onto the decked double sun terrace, creating a wonderfully sociable environment for entertaining, with a seamless transfer between the internal and external spaces and affording the ability to host even the most populous of gatherings with ease. The kitchen is fitted with a range of modern 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, washing machine and dryer, whilst our client has recently added additional base units to provide even more storage within a tucked away alcove.

The two double bedrooms are equally well-proportioned, bright and appealing, with the 12' master bedroom benefitting from a range of modern built-in wardrobes in white, and the second bedroom enjoying a view over the living room, creating a trendy loft-style feel. 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 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 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.



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