



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Beautiful Ground Floor Apartment
- Grade II Listed Mill Conversion
- Convenient & Accessible Location
- Sizeable 28' Main Living Space
- Re-Fitted Kitchen & Shower Room
- Spacious 17' Double Bedroom
- 20' Sun Terrace & Allocated Parking

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

O/O £115,000



Holden Mill, Blackburn Road, Bolton



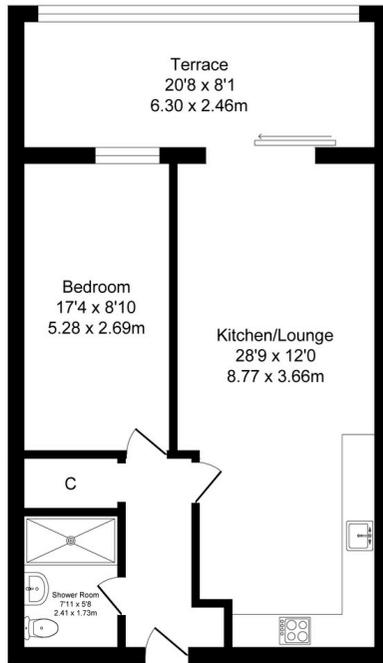
Holden Mill, Blackburn Road, Bolton



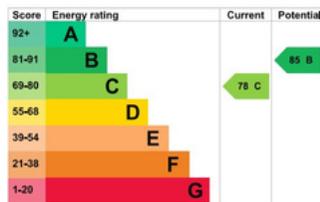
Holden Mill, Blackburn Road, Bolton

## Total Approx. Floor Area 622 Sq.ft. (57.8 Sq.M.) (Excluded Patio)

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Exuding character and style in equal measure, this beautifully presented 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 really is in immaculate order throughout, affording generously proportioned living spaces which extend to in excess of 620 square feet in total and are complemented by the bright décor, fixtures and fittings, which really emphasise the feeling of space. In addition, this home has been wonderfully enhanced since its original construction, with our clients having recently fitted a brand new kitchen to accompany the updated shower room, as well as the replacement of a number of the electric heaters and a programme of redecoration throughout, leaving a new owner with very little to do, other than to move in their belongings.

The property is 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 cupboard, before continuing through into the fantastic 28' open plan main living space, the epitome of modern day living and a wonderfully sociable environment for entertaining, with guests able to spill out onto the 20' decked sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. The lounge area feels warm and inviting, whilst the kitchen area has been thoughtfully extended as part of its recent overhaul, providing much more storage and work space, being fitted with a range of modern high-gloss wall and base units in white with contrasting laminated work surfaces in grey, and incorporating an integrated electric Bosch oven, halogen hob and extractor hood, whilst there is space for all of those other essential free-standing appliances. The 17' bedroom has plenty of room for free-standing wardrobes and also overlooks the sun terrace, with the accommodation completed by the updated shower room, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, vanity wash hand basin and walk-in shower cubicle.

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. A perfect opportunity for a first time buyer, we are certain that this beautiful home will be popular and would highly recommend an early inspection to fully appreciate its turn-key presentation, as well as the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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