



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Immaculate Top Floor Apartment
- Within Grade II Listed Mill Conversion
- 30' Open Plan Main Living Space
- 18' Bedroom with Fitted Wardrobes
- Smart Three-Piece Shower Room
- Fabulous Private Sun Terrace
- Secure Allocated Indoor Parking

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£115,000



Holden Mill, Blackburn Road, Bolton



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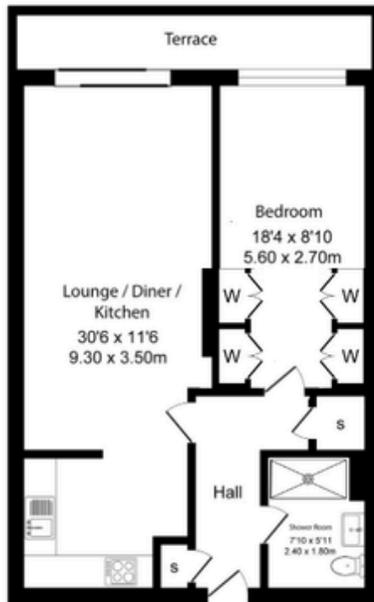
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 635 Sq.ft. (59.0 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Exuding character and style in equal measure, this immaculately presented one bed, top 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 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. Furthermore, this particular apartment is situated to arguably the more desirable rear of the building, its leafy aspect providing peace and tranquillity, as well as some stunning sunrises from its Easterly orientation.

'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 an absolute delight and cannot fail to impress, presented to a lovely standard throughout and offering a perfect opportunity for those looking for an easy move into a home in which they simply need to move in their belongings. The well considered floorplan affords particularly generous living spaces, extending to circa 635 square feet in total and complemented by the tasteful décor, which infuses an almost tangible warmth throughout the accommodation.

One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced top floor, where one can access the private living spaces: entering via the reception hallway, with its handy built-in storage cupboards for those everyday essentials, before continuing through into the fantastic 30' 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 sun terrace via the uPVC double glazed patio doors for a cocktail or two in those warm summer evenings. The lounge area feels cosy and inviting, aided in no small part by the feature fireplace with its inset coal-effect electric fire, whilst the kitchen has benefitted from a smart facelift, being fitted with a range of modern wall and base units in grey with contrasting laminated wooden work surfaces, and incorporating an integrated electric Neff oven, halogen hob and extractor hood. There is plenty of space for all of those other essential free-standing appliances. The 18' bedroom is similarly generous, benefitting from a dressing area with built-in wardrobes and an attractive view onto the terrace, with the accommodation completed by the shower room, which is partially 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 indoor parking facilities. A perfect opportunity for a first time buyer, we are certain that this lovely home will be swiftly secured 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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