



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Spacious Ground Floor Apartment
- Within Grade II Listed Mill Conversion
- Stunning Standard of Presentation
- 21' Open Plan Main Living Space
- 16' Bedroom with Fitted Wardrobes
- Fabulous 21' Private Sun Terrace
- Secure Allocated Indoor Parking

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

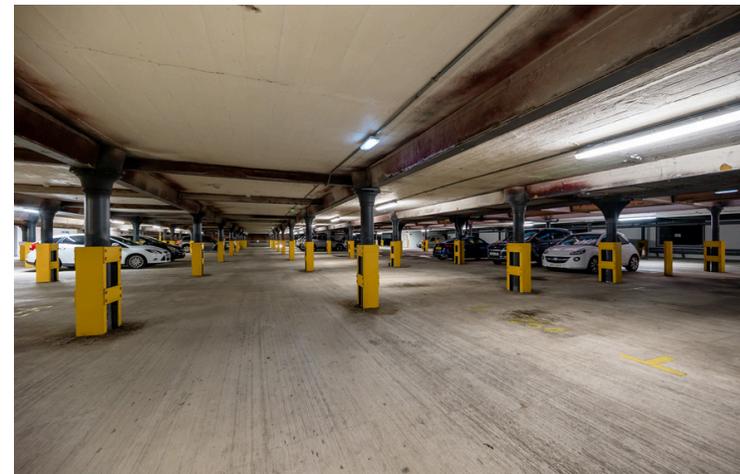
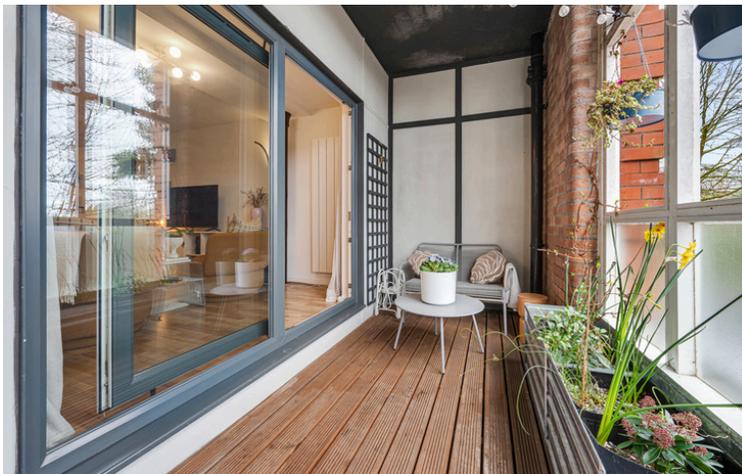
£110,000



Holden Mill, Blackburn Road, Bolton



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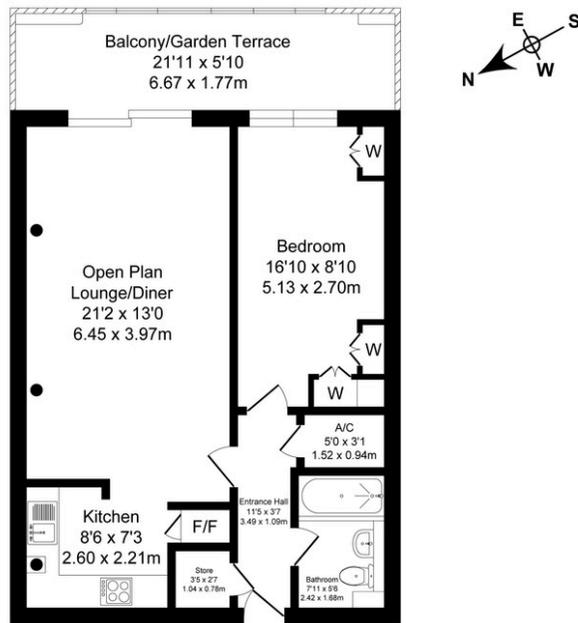
Holden Mill, Blackburn Road, Bolton



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## Total Approx. Floor Area 625 Sq.ft. (58.1 Sq.M.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 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](http://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.

Exciting character and style in equal measure. This quite sublime 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 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. 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, its leafy aspect providing peace and tranquillity.

'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 would not look out of place within the pages of a glossy interior design publication, being reminiscent of a show home, our client's talent for style and detail having resulted in a special home which is presented to a stunning standard throughout, affording generously proportioned living spaces which extend to in excess of 625 square feet in total and are complemented by the neutrality of the décor, fixtures and fittings, which really emphasise the feeling of space. 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 cupboards for those everyday essentials, before continuing through into the fantastic 21' 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 21' 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, whilst the whole space just feels fresh and modern, in a pleasing contrast to the industrial ambience of the feature cast iron pillars, which add such character.

The kitchen is fitted with a range of beech-effect wall and base units with contrasting laminated wooden work surfaces, and incorporates a number of integrated appliances, including electric Neff oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine, whilst the generously proportioned 16' bedroom benefits from built-in wardrobes and an attractive view onto the terrace.

The accommodation is completed by the smart bathroom, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and tiled 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. A perfect opportunity for a first time buyer looking for a home into which they simply need to move in their belongings, we are certain that this beautiful property 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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