



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Spacious First Floor Apartment
- Within Grade II Listed Mill Conversion
- 29' Open Plan Main Living Space
- Fitted Kitchen with Built-in Appliances
- Two Double Bedrooms
- 20' Sun Terrace with Westerly Aspect
- Available with No Onward Chain

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£120,000



Holden Mill, Blackburn Road, Bolton



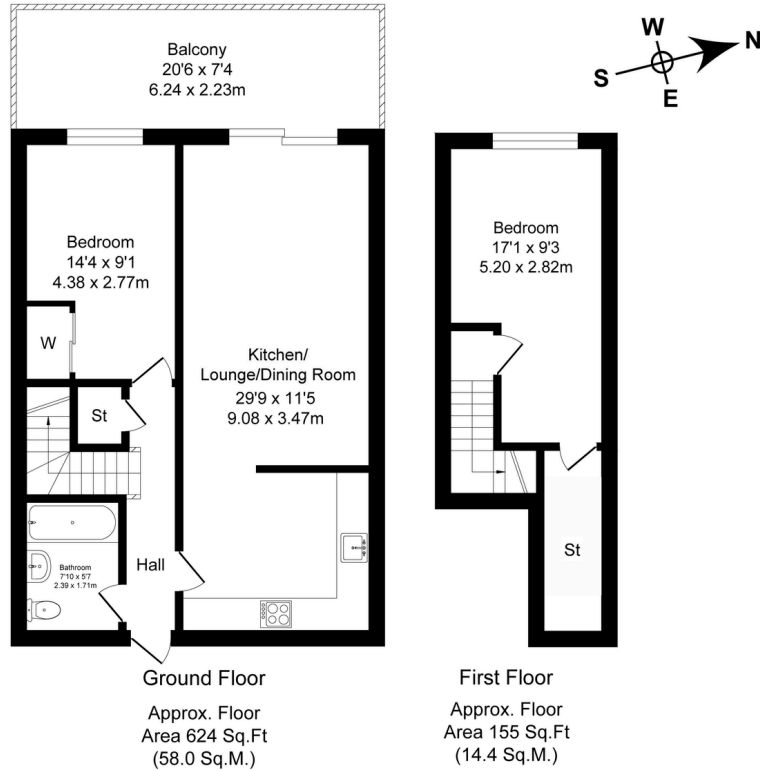
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 779 Sq.ft. (72.4 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.



Exuding character and style in equal measure, Holden Mill continues to grow in popularity, affording a unique style of living that sets it apart from its competition and which cannot fail to impress. Only by internal inspection can the generous levels of space and thoughtful design of these homes, and the historical building in which they have been created, be fully appreciated, affording a real lifestyle opportunity within this 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.

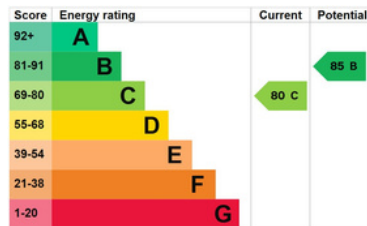
Offering all the modern appointments one would expect of a modern home, the building has lost none of its character, with exposed brickwork and cast-iron supports providing rustic acknowledgements to the building's industrial past, and stylish communal areas which create a feeling more of a boutique 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. 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 and enjoy the last of the evening sun afforded by the Westerly 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.

This two bed, first floor duplex apartment boasts a spacious and thoughtfully designed layout which extends to in excess of 775 square feet of living accommodation in total, whilst the neutrality of the décor presents a canvas for a new occupant to instil their own taste and style. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced first floor, where one can access the private living spaces: entering via the reception hallway with its feature split level layout impressing immediately, emphasising the feeling of space, whilst there is a useful storage cupboard for all of those everyday essentials. One proceeds through into the sizeable main 29' open plan living area, a wonderfully sociable environment for entertaining and which affords an authentic industrial ambience, attributed largely to the fabulous cast-iron pillars which add such character. uPVC double glazed patio doors provide access to the 20' sun terrace, offering a real haven for contemplation and a perfect spot in which to relax and unwind after a stressful day in the office, the leafy aspect providing the perfect backdrop. The attractive kitchen is fitted with a range of sleek high-gloss wall and base units in grey with complementary grey laminated work surfaces and incorporates a number of integrated appliances, including a Neff electric oven, halogen hob with extractor canopy, fridge/freezer, dishwasher and washing machine.

The two double bedrooms are both well-proportioned and overlook the terrace, giving the occupier the flexibility to select whether they prefer their primary bedroom to be located on the lower or upper level. The former does benefit from built-in wardrobes, which could prove to be the deciding factor, however the latter does itself benefit from a particularly sizeable storage cupboard. The accommodation is completed by the bathroom, which is partially tiles and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and tiled 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 allocated 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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