



REDPATH LEACH

ESTATE AGENTS

FEATURES

- One Bed. First Floor Apartment
- Grade II Listed Mill Conversion
- Well Presented Accommodation
- Sizeable Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Delightful Sun Terrace with Leafy Aspect
- Secure Allocated Indoor Parking

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

O/O £110,000



Holden Mill, Blackburn Road, Bolton



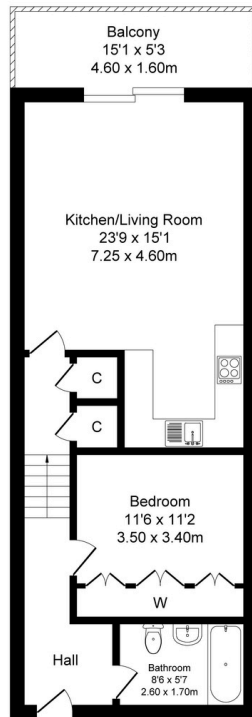
Holden Mill, Blackburn Road, Bolton



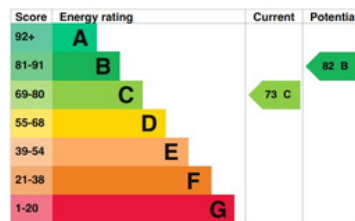
Holden Mill, Blackburn Road, Bolton

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

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NB: In accordance with Section 21 of the Estate Agent Act 1979, we hereby disclose to all relevant parties that a connected person has a personal interest in the sale of this property.

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Extending character and style in equal measure, this well presented one bed, first 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 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. 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 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, providing peace, tranquillity and a delightful leafy aspect, as well as affording some stunning sunrises from its Easterly 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.

The apartment itself is an absolute delight and cannot fail to impress, situated within a quiet tucked away nook of the building and presented to a lovely standard throughout, offering a perfect opportunity for those looking for an easy move into a home in which they simply need to move in their belongings. Of particular note is the thoughtful upgrading of the heating system, with the installation of sleek new radiators which are much more aesthetically pleasing than the storage heaters they replaced, as well as offering improved energy efficiency and smart technology, whilst the addition of recessed spotlighting with dimmer control ensures one can create a soothing atmosphere after a stressful day in the office.

This particular home benefits from a slightly differing floorplan when compared with many of its fellow one bed counterparts and which is particularly noticeable within the more generously proportioned kitchen area, extending to circa 625 square feet in total and complemented by the fabulous high ceilings, an abundance of natural light and tasteful décor on display throughout. 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 sizeable reception hallway, with its feature split level layout impressing immediately, emphasising the feeling of space, whilst there is plenty of storage provided by the built-in cupboards. One proceeds through into the bright open plan main living space, the epitome of modern day living and a wonderfully sociable environment for entertaining, however when one is in a more relaxed mood, the simply fabulous 15' decked sun terrace provides the cutest spot on which to curl up with one's latest novel of choice or to savour a glass of something sparkling in those warm summer evenings.

Pleasingly, the kitchen provides space for a small table or breakfast bar and is fitted with a range of sleek wall and base units in high-gloss white, with contrasting laminated work surfaces and comes equipped with a host of integrated appliances, including a Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The 11' bedroom benefits from a range of built-in wardrobes and overlooks the main living space, creating a trendy loft-style feel, whilst the accommodation is completed by the smart bathroom, which is partially tiled 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 secure allocated indoor parking facilities. A perfect opportunity for a first time buyer and offered with the additional benefit of no onward chain, 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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