



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Spacious Duplex Apartment
- Within Peaceful Conservation Area
- Circa 1,185 Square Feet in Total
- Two Generous Double Bedrooms
- Three Bath/Shower Rooms
- Allocated Parking & Garage
- Available with No Onward Chain

BARROWDENE
HOUSE,
BARROW BRIDGE

£170,000



Barrowdene House, Barrow Bridge



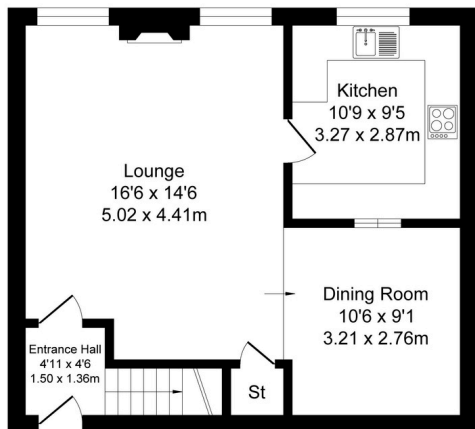
Barrowdene House, Barrow Bridge



Barrowdene House, Barrow Bridge

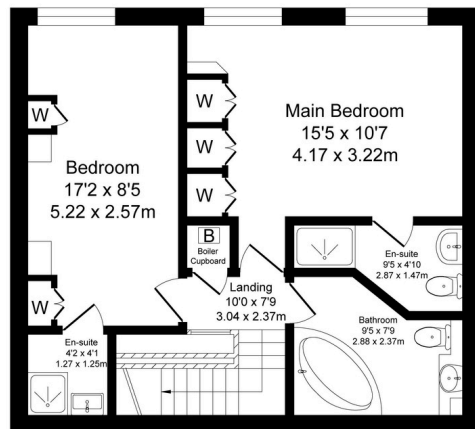
Total Approx. Floor Area 1185 Sq.ft. (110.1 Sq.M.)

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.



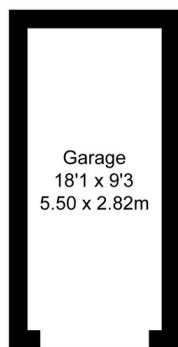
Ground Floor

Approx. Floor Area 533 Sq.Ft (49.5 Sq.M.)



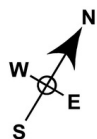
First Floor

Approx. Floor Area 533 Sq.Ft (49.5 Sq.M.)



Garage

Approx. Floor Area 119 Sq.Ft (11.1 Sq.M.)



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With a rich heritage of cotton weaving, the former mill town of Bolton was once an industrial powerhouse at the forefront of the world's cotton production. The historic area of Barrow Bridge is a lasting testament to the town's proud heritage, its quaint cottages and surroundings being of outstanding historical and architectural importance to be preserved for future generations. Barrowdene House is one fine example of this legacy, a stunning landmark building within this beautiful conservation area, constructed in 1846 as an educational institute and library by Thomas Bazley, from whom the road takes its name, to serve this model village and the workers at the nearby Dean Mills. Effortlessly exuding character and charm from every crevice, the building later became a laundry, before being acquired by Kennedy Homes in 1993 and re-modelled into a new purpose for the 20th century, skilfully and sympathetically converted into the fourteen apartments we see today, yet retaining all of the personality and essence of its industrial past.

Despite the peaceful and picturesque surroundings, the location is far from remote, being within easy reach of the plentiful shops and amenities provided at Heaton or Halliwell, and only a short drive out of the bustling town centre of Bolton, with its abundance of high street stores, bars and eateries, as well as excellent transport connections. When one is looking for a spot of relaxation, one can take full advantage of the proximity to a number of local beauty spots which are within walking distance, including Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the delightful Moss Bank Park, perhaps enjoying a stroll around its own circa 84 acres to erase the stresses of the day.

This duplex apartment itself is a real gem, occupying the first and second floors of the building, yet still being conveniently accessible from the main entrance, which serves just three other properties, without the need for flights of stairs due to the sloping orientation of the site. The generously proportioned living areas extend to circa 1,185 square feet in total and offer a familiarity of living within a house, such is their traditional arrangement, yet without the worry of maintenance, which is sure to appeal to those looking for an easier way of life. The high ceilings and rather grand windows allow natural light to pour through into the accommodation, resulting in wonderfully bright living spaces and accentuated by the neutrality of the décor.

One enters the main building via the secure telephone entry system and proceeds via the communal areas from where one can access the private living spaces. One enters via the reception hallway, with its staircase rising to the upper floor, before continuing through into the 16' lounge, which feels cosy and inviting, aided in no small part by the feature fireplace with its inset coal-effect electric fire. The open plan feel into the dining area works very well when one is entertaining, creating a sociable environment for those intimate dinner parties, with the adjacent kitchen incorporating a breakfast bar for more informal dining or perhaps a spot in which to enjoy a cup of coffee whilst taking a break from the housework; being fitted with a range of wall and base units in white with contrasting laminated work surfaces in black and incorporating an electric oven, gas hob and extractor hood.

On the upper floor, the landing provides access to the two spacious bedrooms, both of which benefit from a range of built-in furniture and stunning full length arched feature windows, which bathe the rooms in natural light, as well as framing perfectly those delightful leafy views and quaint surroundings. Both bedrooms also boast private en-suite shower rooms – a three-piece for the primary bedroom and a two-piece for bedroom two, with the accommodation completed by the sizeable main bathroom, which is fitted with a three-piece suite comprising of a WC, vanity wash hand basin and panelled corner bath with shower handset attachment.

Externally, the development enjoys beautifully maintained communal gardens, whilst the private car park provides allocated parking facilities. There is also the most welcome addition of a garage with electrically operated door.

Available with the additional benefit of no onward chain, we are certain that this delightful home will be swiftly secured and would highly recommend an early inspection to fully appreciate its size and the peaceful lifestyle on offer.



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