



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

Apartment 410 Holden Mill, Blackburn Road, Bolton, BL1 7QJ

The Apartment...

A well presented modern one-bedroom apartment, in arguably one of the most sought-after positions of the desirable Cottonworks development, a Grade II listed former cotton mill. The apartment has been tastefully decorated by the current owners allowing the new owners to simply unpack and enjoy all that is on offer. The apartment boasts stunning views towards Manchester and Peel Tower from the fabulous spacious balcony.

A Closer Look...

Step through the front door into the spacious entrance hallway, where newly fitted plush neutral carpets welcome you underfoot. Straight ahead is the fantastic open-plan kitchen-lounge-diner, which opens up to the sheltered balcony and showcases those fantastic panoramic views towards Manchester. The kitchen has a range of blue painted units with integrated Neff oven, induction hob with extractor, and washing machine. A rustic wooden breakfast bar adds a touch of fitting industrial decor, and the lounge is airy and bright with plenty of space for your furniture. A sliding patio door from the lounge opens up to an expansive, decked balcony. Adorned with the original window frames that add to the property's iconic charm, this covered balcony offers an inviting and usable space to appreciate the stunning views throughout the year.

Back along the hallway, there's access to two storage closets for keeping your home tidy, and steps lead up to the double bedroom which is a mezzanine level with windows over the lounge area and enjoying those lovely views. Fitted wardrobes along one wall offer plenty of storage for your belongings. Completing the living accommodation, the bathroom is part tiled in neutrals with a shower above the bath, W.C., pedestal wash basin and electric heated towel rail.

The Development...

As you turn into the development you'll immediately notice how well maintained the grounds are. This apartment has its own indoor allocated parking space which is also handily positioned on the same first

floor level and in close proximity to your apartment. Internally enter directly from the car park into the corridor outside your apartment or if you have opted to park outside make your way to the secure entrance and into the foyer, where you will instantly notice how clean and well presented all the communal areas are. Take the lift to the fourth floor... Or take the stairs to get your daily steps in! The apartments are arranged over six floors, all with lift access and an intercom system, each individual apartment with it's own unique style.

Location...

The Cottonworks is conveniently placed for all local amenities including transport links and also open countryside for anyone who enjoys outdoor pursuits. The property also benefits from an allocated indoor parking space.

£115,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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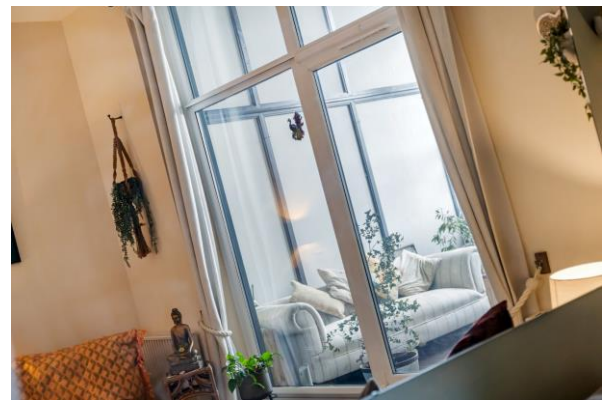
External Elevations



Entrance Hallway



Lounge



Kitchen





Bedroom



Bathroom



Balcony & Views



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property