



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

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

PRINT NAME _____

SIGNED _____

DATED _____

Apartment 334 Holden Mill, Blackburn Road, Bolton, BL1 7PN

The Property- An extremely spacious third floor duplex apartment, located in the sought after Cotton Works development, a Grade II listed former cotton mill. You immediately get a sense of relaxation as you enter through to this beautiful apartment, there is no upward chain to this one either.

Step Inside- The entrance hall allows access to a handy storage space. Steps lead up to one of the bedrooms but first let's take a look on the ground floor.

The first room to discover is your extremely spacious lounge-diner, it's open to the fitted kitchen which includes wall and floor units, built in double oven, hob and extractor hood above, plus there is plumbing for the washing machine and dishwasher. A sliding patio door at the end of the lounge leads to the spacious timber decked balcony which is the perfect place to sit and relax whilst breathing in the fresh air. Next to this room is the first of your two bedrooms, a good sized double with lots of space and beautiful fitted wardrobes, a window pleasantly looks over the balcony. Back to the hallway passing the well presented, modern 3 piece bathroom, steps lead to the second bedroom which is also a good sized double, it would make a lovely second sitting room or office if desired.

It benefits from an indoor parking space.

The Development- As you turn into the development, you'll notice the well maintained grounds. Communal areas are clean and well presented, and are accessed directly from the secure, internal car park or via a secure external entry door. Lift access is to all floors and each apartment has an intercom system.

Out & About- Conveniently placed for all local amenities including transport links and also open countryside for anyone who enjoys outdoor pursuits.

Apartment 334 Holden Mill, Blackburn Road, Bolton, BL1 7PN

£135,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Spacious Third Floor Two Bedroom Apartment
- Open Plan Lounge-Diner-Kitchen
- Modern 3 Piece Bathroom
- Large Timber Decked Balcony
- Internal Inspection Highly Advised/NO CHAIN

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