

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

625 Holden Mill, Blackburn Road, Astley Bridge, Bolton, BL1 7QP

Welcome to 625 Holden Mill...

An immaculately presented penthouse duplex apartment, in one of the most sought after positions of the desirable Cotton Works development, a grade 11 listed former cotton mill. The apartment boasts stunning views from the fabulous garden roof terraced which must be seen! Briefly comprising an entrance hall, kitchen open to the lounge-diner, 2 piece cloaks, two double bedrooms with the master bedroom with a modern ensuite and a three-piece family bathroom. Outside there is an allocated parking space with additional visitors parking.

Step Inside...

Step into the welcoming entrance hallway, benefiting from a useful storage cupboard and a convenient downstairs WC. Continue into the open-plan kitchen-lounge-diner, where the kitchen is fitted with wooden wall and base units and a range of integrated appliances including an electric oven, hob, extractor hood, dishwasher, fridge freezer, stainless steel sink and a washing machine. The lounge/dining area offers ample space for both seating and dining furniture, creating a versatile living space. Sliding patio doors open onto the roof terrace, providing the perfect spot to sit, relax and enjoy the stunning views while soaking up the sun.

Bedtime And Baths...

To the first floor, you will discover two double bedrooms and a three-piece bathroom. The master bedroom benefits from fitted wardrobes, stunning far-reaching views and its own ensuite shower room. The ensuite comprises an enclosed shower, wash basin, heated towel rail and WC. Bedroom two is also a well-proportioned room, featuring built-in wardrobes and a Velux skylight that allows plenty of natural light to flood the space. The family bathroom is part-tiled in neutral tones and comprises a wash basin, WC, heated towel rail, and a bath with overhead shower.

Out & About...

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

£0.00

www.williamthomasstates.co.uk
454 Darwen Road Bromley Cross Bolton



- Stylish Penthouse Duplex Apartment
- Fabulous Roof Terrace Garden with Fantastic Views
- Kitchen Open to Lounge/Diner
-
- Two Double Bedrooms / The Master With Ensuite
- Three Piece Bathroom
- Allocated Parking / Intercom System
- Presented Immaculately Throughout
- Close To All Local Amenities

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External Elevations



Entrance Hallway



Kitchen-Lounge-Diner



Kitchen-Lounge-Diner



Downstairs WC



First Floor Landing



Master Bedroom



Ensuite



Bedroom Two



Three-Piece Bathroom



Roof Terrace



Views



Communal Hallway And Parking





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