



**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 632 Holden Mill, Blackburn Road, Astley Bridge, Bolton, BL1 7QP**

An immaculately presented modern Penthouse duplex apartment, in arguably one of the most sought after positions of the desirable Cotton Works development, a grade 11 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 over Winter Hill from the fabulous garden roof terraced.

**Step Inside-** The entrance hall allows access to a storage cupboard and a handy, and sizeable, downstairs wc fitted with Villeroy and Boch sanitary ware which is a theme repeated within the bathroom and en suite. The spacious lounge-diner is open to the beautiful fitted kitchen which includes grey floor and white wall units, built in Neff oven, hob and extractor hood, integrated washer/dryer, fridge freezer, dishwasher and sink unit. A sliding patio door at the end of the living room leads to the garden roof terrace which is the perfect place to sit and soak up the sun whilst enjoying the stunning views. Climb the stairs to the first floor landing which leads to two good sized double bedrooms, the main bedroom has an en suite shower room and built in wardrobes providing ample storage space. You'll wake up each morning with views over the picturesque Winter Hill. Bedroom 2 is also fitted with quality wardrobes and has a large velux window making it bright and airy. The 3 piece family bathroom features the same quality of tiling and finish seen throughout the apartment.

**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. We believe from the vendors that the property is very energy efficient and there is no upward chain.

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

An absolutely stunning apartment with internal inspection highly recommended.

Apartment 632 Holden Mill, Blackburn Road, Astley Bridge, Bolton, BL1 7QP

**£165,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



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- Impressive Pent House Duplex Apartment
- Large Timber Decked Garden Terrace With Stunning Views
- Modern Kitchen Open To Lounge-Diner
- Downstairs Wc
- Two Double Bedrooms/En Suite Shower Room
- 3 Piece Bathroom
- 1 Allocated Indoor Parking Space Plus 1 Allocated External Parking Space
- Lift Access
- Immaculately Presented Throughout
- Internal Inspection Highly Advised/NO CHAIN

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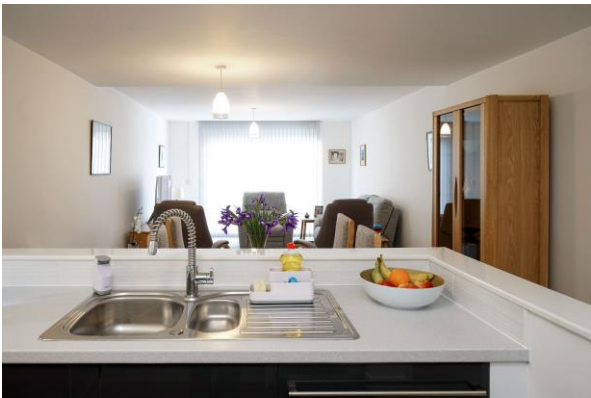
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### Entrance Hallway



### Kitchen



Additional Kitchen Pictures



Lounge Diner





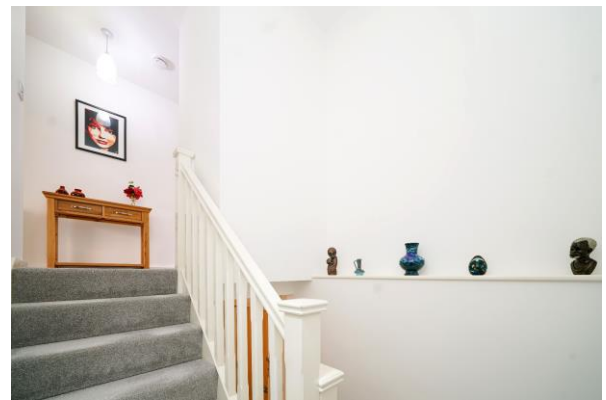
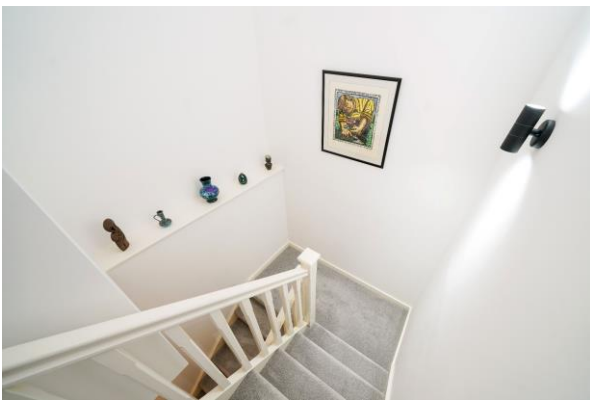
**Additional Pictures**



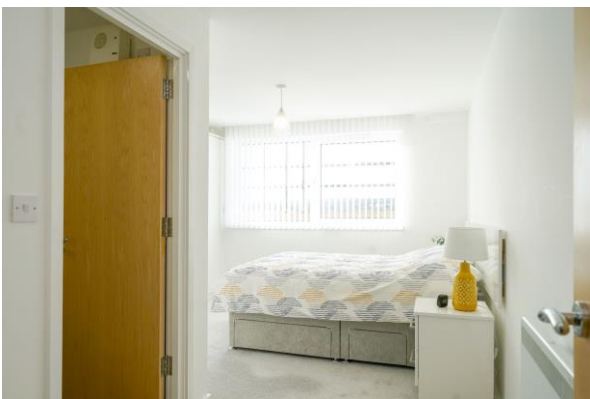
**Downstairs Wc**



**First Floor**



**Bedroom 1**







**En Suite Shower Room**



**Bedroom 2**



**3 Piece Bathroom**





**Spacious Balcony**





Views



Communal Entrance





### Additional Pictures



### 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