



Blackburn Road

Bolton

Miller Metcalfe
Every step of the way

Blackburn Road

Bolton



2



2

EPC Rating - To be confirmed

Wonderfully presented two bedroom apartment located in the striking Holden Mill development in Bolton.

Arrive home to a most elegant apartment in true turn-key condition that exudes character and charm in equal measure. Significantly larger than most comparable apartments, number 323 offers two generous double bedrooms, two bathrooms, a sensational open plan living/kitchen area plus a wonderful roof terrace - perfect for entertaining or evening dining! Large windows, high ceilings and exposed brick remain sympathetic to the original features of the building but there's a real sleek and contemporary feel throughout the apartment.

For added convenience, there's two allocated parking spaces located in a secure underground car park. The apartments operate a secure intercom system and have both lift and stair access.

If you're looking for an apartment that offers pure class that you can move into and enjoy from day one then this is surely the one! We think the property will appeal to a multitude of different

people such as first time buyers, a professional couple of perhaps someone looking to downsize without compromising on space or quality.

Holden Mill is a local landmark set back from Blackburn Road in Bolton. There's an abundance of amenities on the doorstep such as excellent schools, supermarkets and leisure facilities. For those needing to commute and travel, there's great links to Manchester and beyond.

Vodafone
Three
O2

BROADBAND
Basic 17 Mbps
Superfast 83 Mbps
Ultrafast 1000 Mbps

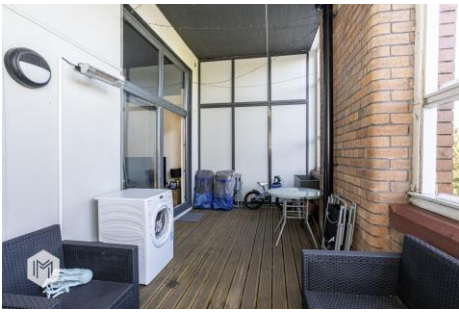
SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

TENURE
Leasehold
999 years from 12 May 1924

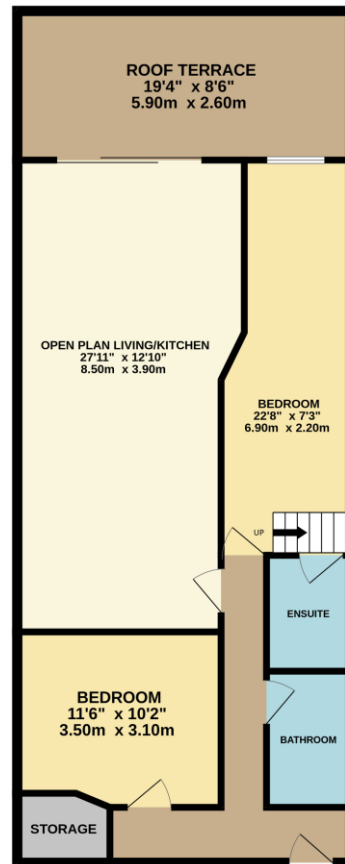
LOCAL AUTHORITY
Bolton Council
Band B
Annual Price: £1670

MOBILE COVERAGE





GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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