

Birch Hill Clock Tower, Oakhurst Drive, Wardle, Lancashire, OL12

- IMMACULATELY PRESENTED
- TOP FLOOR APARTMENT WITH VIEWS
- EN-SUITE TO MASTER
- NO CHAIN
- COUNCIL TAX BAND B
- SOUGHT AFTER DEVELOPMENT
- TWO GENEROUS DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- EPC RATING C
- LEASEHOLD

£200,000



Birch Hill Clock Tower, Oakhurst Drive, Wardle, Lancashire, OL12 9EU

DESCRIPTION

A pristine light and airy two double bed roomed apartment situated in the sought-after Birch Hill development, on the top floor of the original iconic clocktower building offering wonderful far reaching, south facing views. Providing convenient access to all the local amenities including shops, transport links to the neighbouring towns and villages with an array of bars, restaurants and supermarkets along with the nearby main line train stations at Smithy Bridge and Littleborough for Leeds and Manchester. Also the beautiful tourist attraction of Hollingworth Lake only being a few minutes drive away and Watergrove Reservoir. The property, which has been converted into luxury apartments offers generous and spacious double bedrooms, one featuring a floor to ceiling window creating a fantastic space to be able to work from and the other boasting an en-suite shower room. The rest of the accommodation briefly comprises of a welcoming entrance hall with a good sized storage room, lounge, kitchen and modern bathroom. There is allocated parking with additional visitor spaces available. Call now to arrange a viewing to fully appreciate this apartment both inside and out. Sold with NO CHAIN.



Communal Entrance

Entry code system. With a well maintained communal hallway and staircase.

Entrance Hall

As you enter the apartment the entrance hall is tastefully decorated and inviting with a large useful storage cupboard (3.21m x 0.92m) to be able to hang coats and store shoes. Internal doors leading to all accommodation. The wall mounted phone is the useful intercom entry system for the main door.

Kitchen

8'8" x 7'1"

The modern quality kitchen offers a range of base and wall units with integrated appliances such as a fridge freezer, oven, electric hob with an extractor hood over, washer/dryer and a dishwasher.

Lounge

17'7" x 13'7"

The two large windows provide plenty of natural light giving this room a wonderful light and airy feel and benefit from the wonderful view.

Bedroom 1

15'4" x 13'5"

Spacious double bedroom providing plenty of room for furniture with quality fitted wardrobes installed and a TV point. Two windows to the front aspect and a door to the en-suite.

En-Suite Shower Room

7'4" x 4'2"

A modern three piece suite comprising of a Low level WC, pedestal wash hand basin and shower with a heated towel rail.

Bedroom 2

25'1" x 16'7"

Another fantastic sized double bedroom with fitted quality wardrobes and a feature floor to ceiling window providing a wow factor, light and a fabulous outlook.

Bathroom

8'8" x 5'9"

A modern three-piece suite which briefly comprises of a low-level WC, pedestal wash hand basin, and bath with a shower over, tiles and a heated towel rail.

Allocated Parking

The gated grounds offer allocated parking with Extra visitor parking spaces.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 118

Leasehold Annual Service Charge Amount £919.68

Leasehold Annual Ground Rent Amount; £150.00

Council Tax Banding; ROCHDALE COUNCIL BAND B.



Second Floor
Approx. 87.9 sq. metres (946.6 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.

Viewings

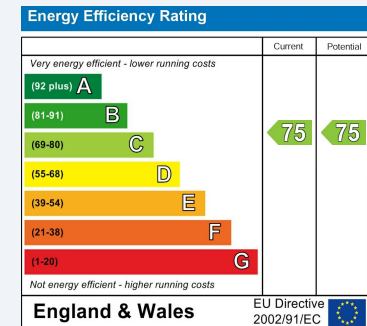
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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