



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

- SUPERB FIRST FLOOR APARTMENT
- SPACIOUS ACCOMMODATION THROUGHOUT
- SEPARATE KITCHEN AND LOUNGE
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND B
- ICONIC CLOCK TOWER LOCATION
- TWO DOUBLE BEDROOMS, MASTER EN SUITE
- ALLOCATED PARKING
- LEASEHOLD
- EPC RATING C

£185,000



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DESCRIPTION

Hunters are delighted to offer to the market this superb, extremely spacious first floor apartment, designed for contemporary living, and situated in the iconic Clock Tower. Convenient for Littleborough village centre and Smithy Bridge railway station which has a regular, speedy service into Manchester for commuting and socialising. Access for this apartment is immediately under the clock tower, into an impressive open foyer and features include having a separate kitchen with integrated appliances, attractive South-facing lounge with countryside views from the feature windows, two double bedrooms with the master being en-suite and having fitted wardrobes, spacious bathroom and an extremely useful entrance hall with great storage. With a high specification throughout, recently decorated and new energy efficient heaters installed. This apartment is highly recommended for an internal viewing, sold with NO CHAIN.

Porch

Highly unusual for an apartment, this is an extremely useful additional space, ideal for storage.

Entrance Hall

Welcoming entrance hall with a useful and large built in storage cupboard.

Lounge

14'11" x 13'2"

A spacious and attractive lounge with South facing countryside views from the feature high windows

Kitchen

10'5" max x 9'8"

A range of modern fitted base and wall units incorporating built in oven and hob, integrated fridge freezer, and washer dryer, fitted shelving and storage area, laminate floor, spotlighting.

Bedroom 1

20'8" max x 9'8" max

A superb master bedroom with quality built in wardrobes, open views, and en suite facilities.

En-Suite Shower Room

4'2" x 9'8"

Three piece suite with a shower cubicle, wall mounted basin, low suite wc, laminate floor, and spotlighting.

Bedroom 2

9'3" x 13'1"

A second good sized double bedroom, also enjoying an attractive outlook.

Bathroom

6'4" x 9'2"

Three piece suite comprising of a panelled bath, wall mounted basin, low suite wc, complementary tiling, laminate floor, towel radiator, and spotlighting.

Parking

One allocated space with additional visitor parking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 117

Leasehold Annual Ground Rent Amount £150, increases by £150 every 10 years, due to increase in 2027

Leasehold Annual Service Charge Amount; £1, 481

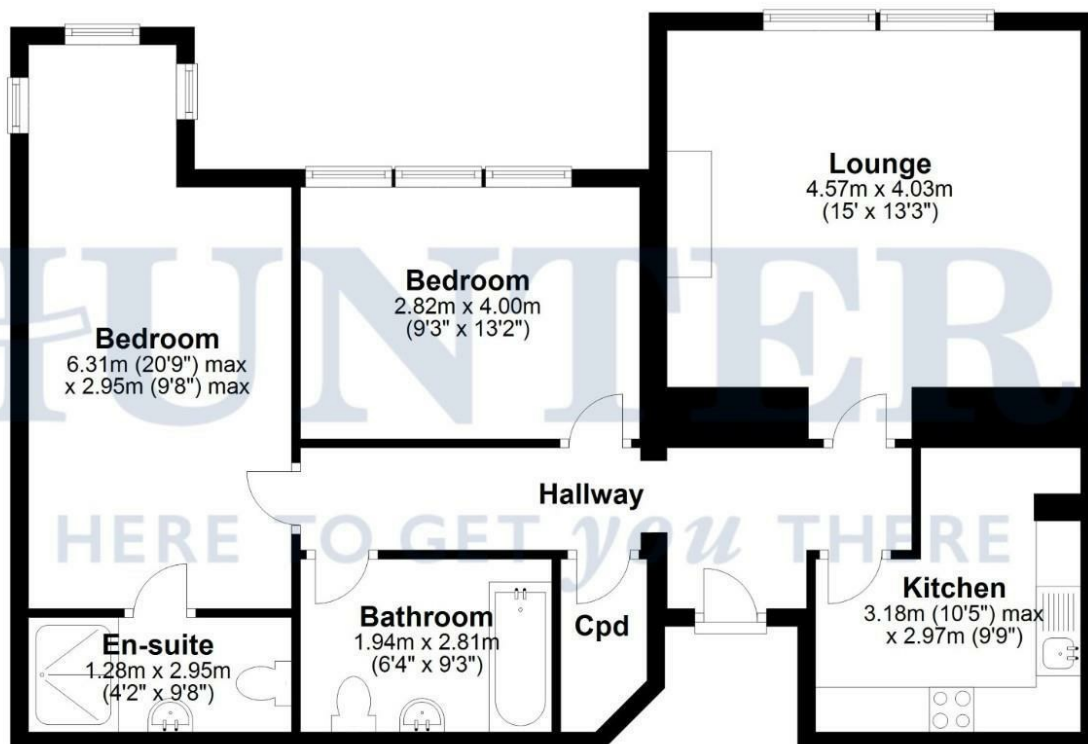
Council Tax Banding; ROCHDALE COUNCIL BAND B





First Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



Total area: approx. 79.9 sq. metres (859.9 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 Littleborough
Plan produced using PlanUp.

Viewings

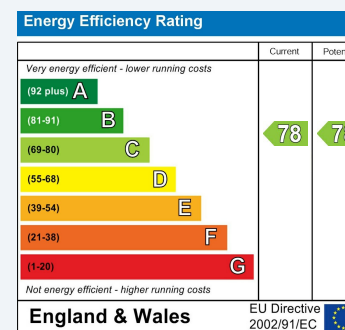
Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.