

HUNTERS®

HERE TO GET *you* THERE



Birch Hill Clock Tower, Oakhurst Drive

Wardle, OL12 9EU

£92,500



- 50% SHARED OWNERSHIP
- SOUGHT AFTER DEVELOPMENT
- TWO BATHROOMS
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B

- MODERN FIRST FLOOR APARTMENT
- TWO GENEROUS DOUBLE BEDROOMS
- OPEN PLAN MODERN LIVING KITCHEN
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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*** SHARED OWNERSHIP***

Hunters Estate Agents are pleased to present this fantastic opportunity to purchase a modern two-bedroom apartment at an affordable price. The asking price reflects a 50% share, with an affordable rent of £229.87 per month.

Situated on the first floor of the iconic clocktower building, this apartment offers convenient access to local amenities, including shops, transport links to neighbouring towns and villages, as well as a variety of bars, restaurants, and supermarkets. The nearby main line train stations at Smithy Bridge and Littleborough provide easy access to Leeds and Manchester. Additionally, the beautiful tourist destination of Hollingworth Lake is just a few minutes' drive away, and Watergrove Reservoir is located nearby in Wardle village.

The building itself, originally a Victorian Workhouse and later a Hospital, has been converted into luxury apartments and boasts spacious, welcoming communal areas. The apartment briefly comprises a welcoming entrance hall with a large storage room, an open-plan lounge/kitchen, two double bedrooms (one with an en-suite shower room), and a 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 and to learn more about the Shared Ownership scheme.

Communal Entrance

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

Entrance Hall

As you enter the apartment the entrance hall is an unexpected surprise due to the size and useful space on offer, neutrally decorated and welcoming. A large area 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.

Open Plan Living Kitchen

16'10" x 17'7" (5.14 x 5.37)

Light and airy room with the kitchen offering a fully fitted range of modern wall and base units, integrated oven with hob and extractor, fridge/freezer & washing machine. The living area is neutrally decorated with wall mounted heaters and two windows that look out to the rear aspect.

Bedroom 1

9'9" x 20'8" (2.98 x 6.32)

A spacious double bedroom featuring two UPVC windows, allowing plenty of natural light to brighten the room. It also includes a wall heater, providing warmth and comfort. This generous-sized room offers ample space for furniture and personal touches, making it a comfortable and inviting area.

En-suite

6'1" x 8'4" (1.87 x 2.55)

A modern en-suite bathroom featuring a three-piece suite, including a fitted walk-in shower cubicle, WC, and wash hand basin. The room is finished with partially tiled walls, adding a sleek and clean aesthetic. A UPVC window allows natural light to enter, brightening the space and offering ventilation. This en-suite provides a practical and stylish addition to the bedroom.

Bedroom 2

14'0" x 13'3" max (4.28 x 4.04 max)

A generously sized bedroom offering ample space for furniture and personalization. This room provides plenty of flexibility, allowing you to create a comfortable and functional living space. It's an ideal option for a double bedroom, guest room, or home office, depending on your needs.

Bathroom

8'11" x 7'4" (2.72 x 2.26)

A fully fitted family bathroom featuring a three-piece white suite, including a WC, wash hand basin, and an overhead shower with a glass shower screen. The room also includes a large mirror, enhancing the sense of space, and partially tiled walls for a clean and modern finish. This bathroom offers a practical and well-equipped space for family use.

Allocated Parking

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

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 119

Leasehold Annual Service Charge Amount
£1638.82

Leasehold Ground Rent Amount: £150.00

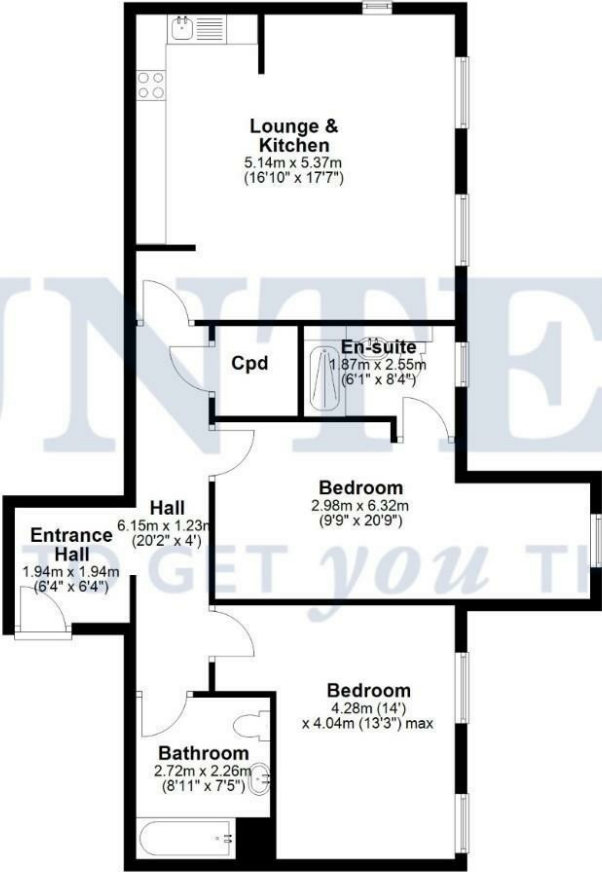
Shared Ownership amount of rent on remaining
50% share: £229.87 PCM

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

Ground Floor

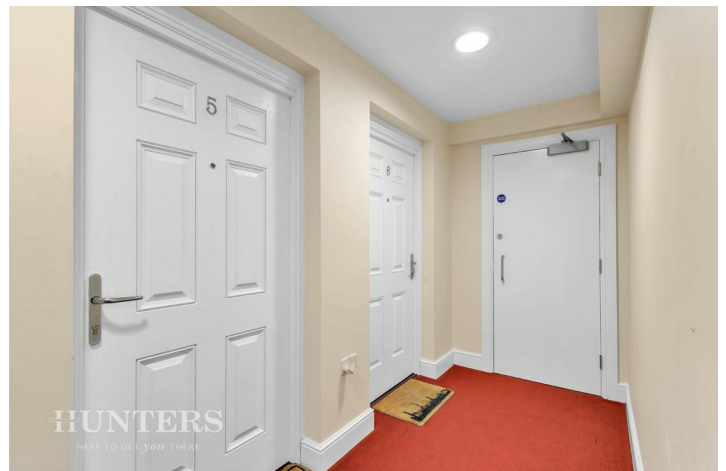
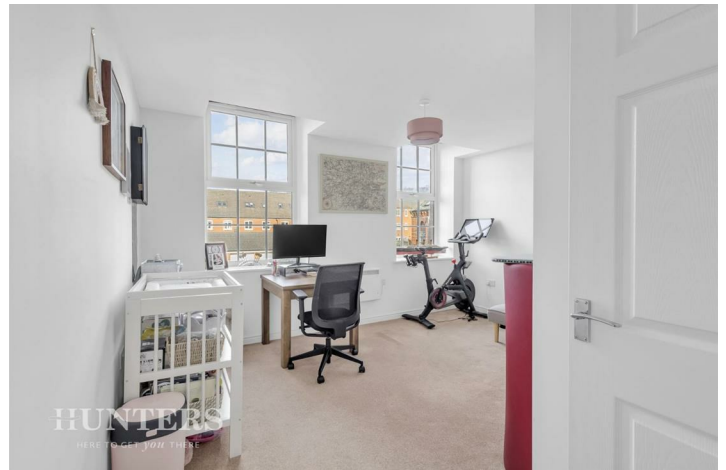
Approx. 84.8 sq. metres (912.5 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 sq. feet)

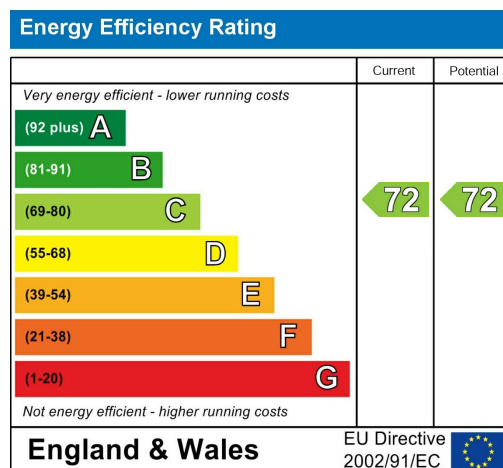
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







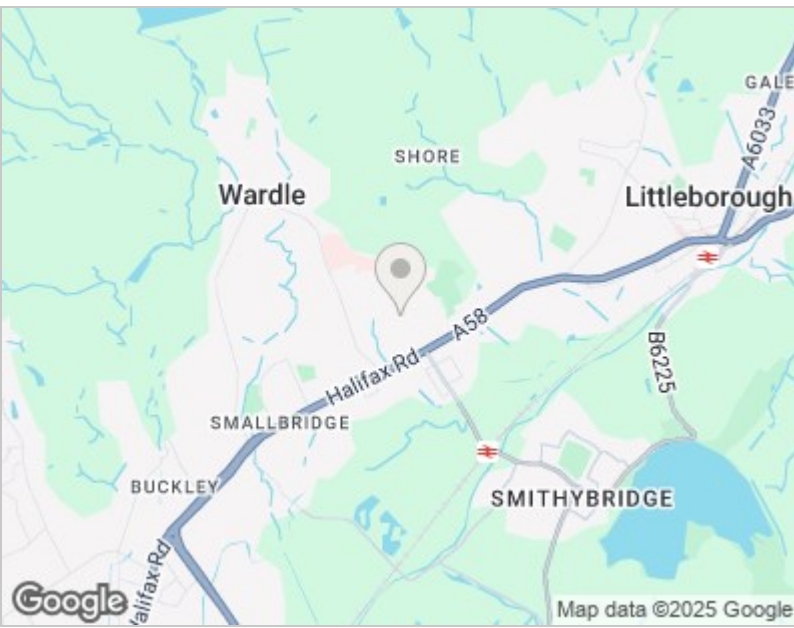
Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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