

HUNTERS®

HERE TO GET *you* THERE



Birch Hill Clock Tower

Oakhurst Drive, Wardle, OL12 9EU

£190,000



- FABULOUS FAR REACHING VIEWS
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- EPC RATING C

- IMMACULATELY PRESENTED
- GENEROUS LIVING ACCOMMODATION
- EN-SUITE TO MASTER
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

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£190,000



A fabulous, ready-to-move-into, stylish apartment located on the first floor of the original, iconic Birch Hill Clocktower building, boasting fantastic far-reaching, south-facing views. This beautiful home benefits from new energy-efficient storage heaters, a newly installed media wall, and luxury vinyl tile (LVT) flooring, adding to its modern appeal.

Perfectly positioned for convenient access to local amenities, including shops, transport links to neighbouring towns and villages, and a variety of bars, restaurants, and supermarkets. Mainline train stations at Smithy Bridge and Littleborough provide direct routes to Leeds and Manchester, while the stunning Hollingworth Lake and Watergrove Reservoir are just a short drive away.

Light and bright throughout, the apartment is beautifully presented with sash windows and, in places, impressive floor-to-ceiling windows. The accommodation briefly comprises: a welcoming entrance hall with a generous storage room, a large lounge and dining area with open-plan kitchen, two double bedrooms with quality fitted wardrobes, an en-suite shower room to the master, and a further modern bathroom.

This apartment also includes two allocated private parking spaces (the only plot in the development to have two), plus additional visitor parking. Viewing is highly recommended to fully appreciate the style, setting, and unique features this home offers.

Communal Entrance

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

Entrance Hall

3'10" x 25'0" (1.17 x 7.64)

Upon entering the apartment, you are welcomed into a neutrally decorated entrance hall featuring newly fitted LVT flooring. A generous storage cupboard provides ample space for coats, shoes, and more. Internal doors lead to all accommodation, while a wall-mounted intercom phone offers convenient access control for the main entrance.

Open Plan Lounge, Dining Area & Kitchen

25'4" x 22'4" (7.74 x 6.83)

This spacious living and dining room is filled with natural light, thanks to an array of windows that create a bright and airy atmosphere while offering stunning views. Newly laid LVT flooring runs throughout, adding a sleek and modern touch. A recently installed media wall with integrated storage provides both style and functionality. The generous dining area easily accommodates a large family dining table and is beautifully enhanced by a striking floor-to-ceiling window.

Kitchen

Open to the living area, this modern, good-quality kitchen features a stylish range of wall and base units, complemented by integrated appliances including a fridge freezer, oven, electric hob with extractor hood, and a washing machine. The open-plan design creates a seamless flow, ideal for both every day living and entertaining.

Bedroom 1

13'2" x 15'1" (4.02 x 4.61)

A generously sized double bedroom offering ample space for additional furniture, enhanced by high-quality fitted wardrobes with integrated

storage solutions. Two front-facing sash windows showcase beautiful views, and a door leads directly to the en-suite for added convenience.

En-Suite Shower Room

3'10" x 8'4" (1.17 x 2.56)

A modern three-piece suite featuring a low-level WC, pedestal wash hand basin, and a shower enclosure, complemented by a heated towel rail for added comfort.

Bedroom 2

13'2" x 11'10" (4.02 x 3.63)

Another spacious double bedroom benefiting from fitted wardrobes and south-facing windows that flood the room with natural light while offering a fabulous outlook.

Bathroom

7'5" x 6'1" (2.27 x 1.86)

A modern three-piece suite comprising a low-level WC, pedestal wash hand basin, and a bath with shower over. The space is finished with stylish tiling and a heated towel rail for added comfort.

Allocated Parking

The gated grounds provide two allocated private parking spaces, with additional visitor parking available for convenience.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 116

Leasehold Annual Service Charge Amount
£1,500

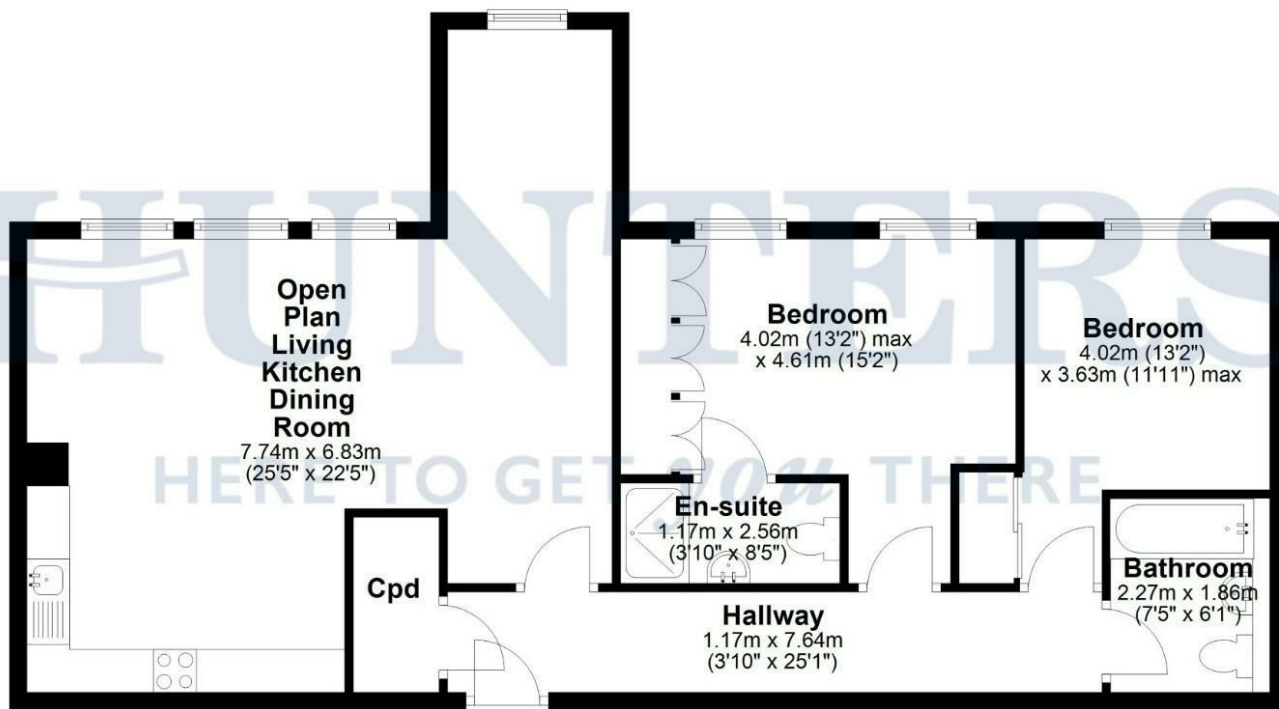
Leasehold Annual Ground Rent Amount £150

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

First Floor

Approx. 81.5 sq. metres (877.7 sq. feet)

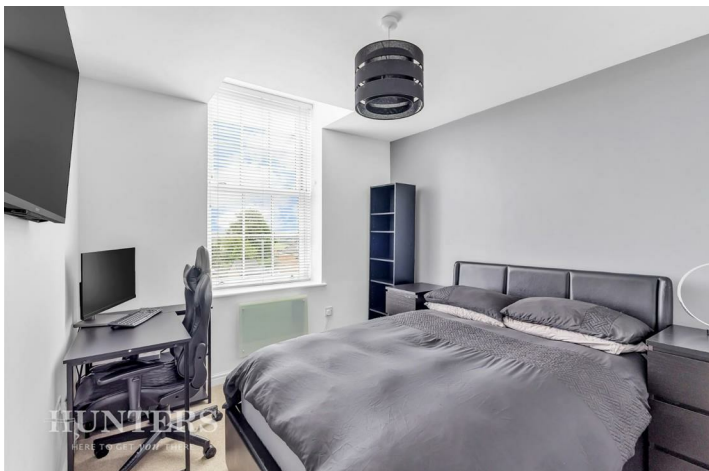


Total area: approx. 81.5 sq. metres (877.7 sq. feet)

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.

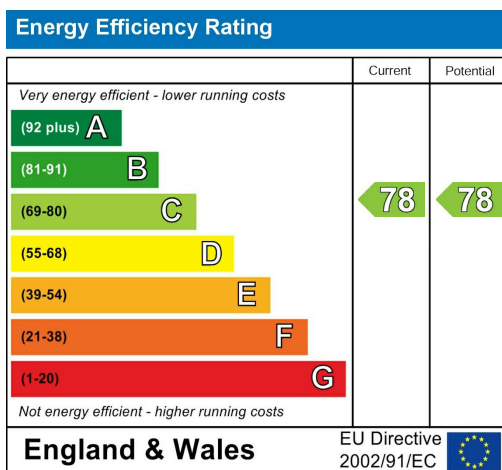
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Plan produced using PlanIt







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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

