

HUNTERS®

HERE TO GET *you* THERE



Birch Hill Clock Tower

Oakhurst Drive, Rochdale, OL12 9EU

£92,500



- 50% SHARED OWNERSHIP
- SOUGHT AFTER DEVELOPMENT
- EN-SUITE TO MASTER
- NO CHAIN
- EPC RATING D

- MODERN TOP FLOOR APARTMENT
- TWO GENEROUS DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

Birch Hill Clock Tower

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*** SHARED OWNERSHIP***

Hunters Estate Agents are delighted to offer to the market this rare opportunity to purchase this modern two bedroom apartment, at this affordable price. The price represents a 50% share with an affordable rent of £226.18 per month. This top floor apartment within the original iconic clocktower building, provides 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 just up the road in Wardle. The building, originally a Victorian Workhouse, then Hospital, which was converted into luxury apartments, offers welcoming and generous communal areas, the apartment itself briefly comprises of a welcoming entrance hall with a good sized storage room, 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 discuss the Shared Ownership in more detail. Sold with NO CHAIN.

Communal Entrance

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

Entrance Hall

7'5" x 6'5" & 21'3" x 4'1" (2.27 x 1.96 & 6.48 x 1.25)

As you enter the apartment the entrance hall is neutrally decorated and inviting with a useful storage cupboard (1.58m x 1.30m) and an 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 Lounge Kitchen

17'10" x 17'2" (5.44 x 5.24)

Light and airy room with the kitchen offering a fully fitted range of modern wall and base units, integrated oven with halogen hob and extractor, fridge/freezer & washing machine. The current owners have extended the units to create more work surface, storage and a small breakfast bar, which is a lovely addition. The living area is tastefully decorated with upgraded electric wall mounted heaters and two windows that look out to the rear aspect.

Master Bedroom

20'6" x 9'6" (6.25 x 2.92)

Spacious double bedroom with two UPVC windows and an upgraded wall heater.

En-suite Shower Room

7'10" x 5'4" (2.40 x 1.64)

Modern three piece suite comprising of a fitted walk-in shower cubicle, WC and wash hand basin. UPVC window and partially tiled walls.

Bedroom 2

14'0" x 13'5" (4.28 x 4.09)

Another generous second double bedroom that has multiple uses, the current owners use this room sometimes as a formal dining room or a guest bedroom. UPVC window and an upgraded wall mounted heater.

Bathroom

7'11" x 6'9" (2.43 x 2.06)

Fully fitted family bathroom with a three piece white suite, overhead shower, glass shower screen, large mirror, WC and wash hand basin, partially tiled walls.

Allocated Parking

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

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 117

Leasehold Annual Service Charge Amount
£1,081.20

Leasehold Annual Ground Rent Amount;
£150

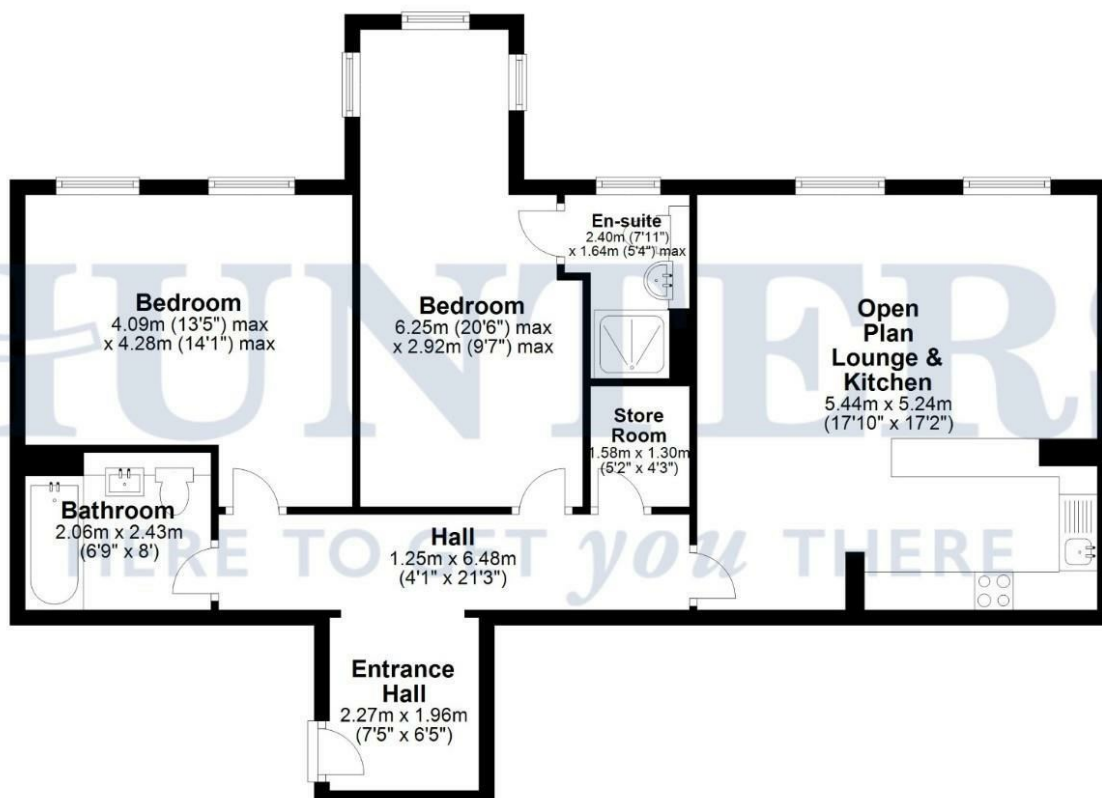
Shared Ownership % of share, amount of
rent on remaining share; 50% share, £
£226.18 pcm

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

Third Floor

Approx. 85.2 sq. metres (916.6 sq. feet)



Total area: approx. 85.2 sq. metres (916.6 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.

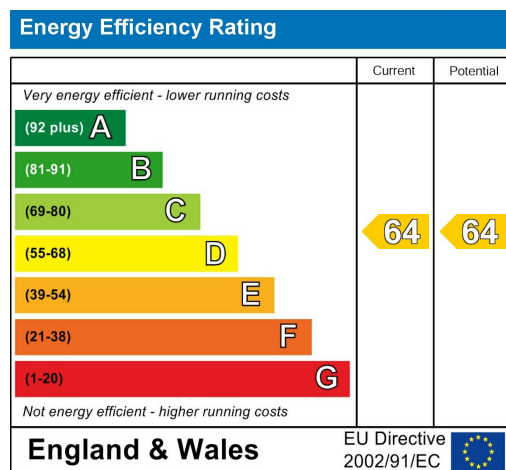
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







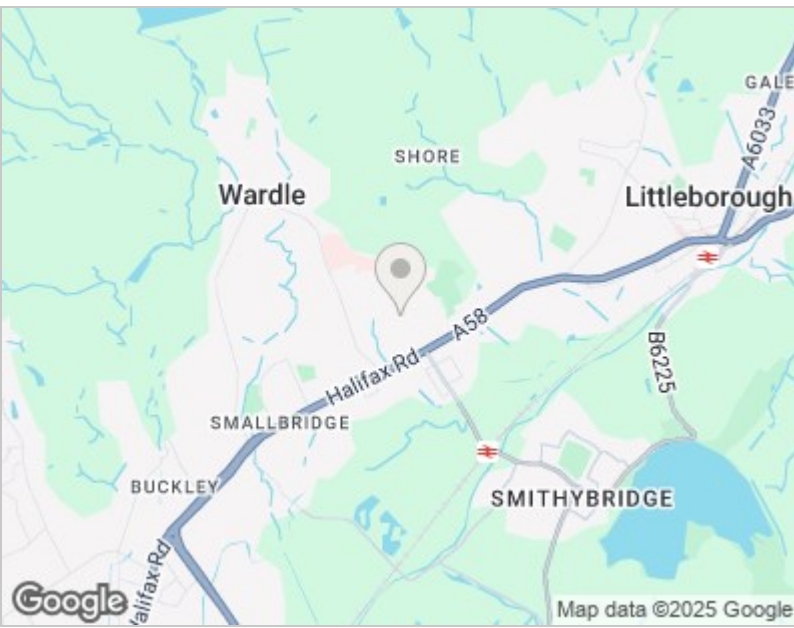
Energy Efficiency Graph



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.

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

