



Raven Avenue, Chadderton

£99,950

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- Ground Floor Apartment
- Two Double Bedrooms
- Ideal FTB or Buy To Let Property
- No Chain/Vacant Possession
- Popular Location
- Communal Gardens
- EPC - D



Offered for sale is this two double bedroom ground floor apartment with NO CHAIN therefore VACANT POSSESSION. Ideally situated close to local amenities, transport links and only a short drive to the motorway network. The apartment will appeal to first time buyers looking to get their foot on the property ladder or buy to let investors who are looking to expand their portfolio. The living space comprises of entrance hallway with useful storage cupboard, good size lounge/diner, modern kitchen, two double bedrooms (both with fitted wardrobes), inner hall with airing and storage cupboard and a modern bathroom. The property also benefits from gas central heating and uPVC double glazing. Externally there are communal gardens and communal parking.



Total area: approx. 717.3 sq. feet

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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