






## 2 Butterworth Street, Chadderton OL9 0JL

Guide Price £120,000

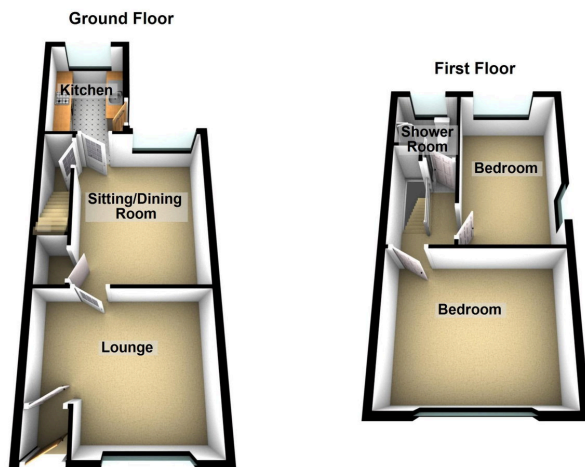
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- Mid Terrace
- Two Reception Rooms
- Subject To An Undisclosed Reserve Price
- No Chain - Vacant Possession
- Two Double Bedrooms
- For Sale By Modern Method Of Auction - T&C's apply
- Buyers Fees Apply
- EPC - D



Offered for sale with NO CHAIN & VACANT POSSESSION on completion is this two bedroom two reception room mid terrace property. Located in a popular location within walking distance of local amenities & transport links. The property is for sale by Modern Method of Auction with a starting bid of £120,000 plus reservation fee. Offering excellent potential the living space comprises entrance vestibule, lounge, separate sitting/dining room and kitchen to the ground floor, whilst to the first there are two double bedrooms (master with en-suite) and a shower room. Outside you will find an enclosed, low maintenance paved garden. PLEASE NOTE that there are visible cracks downstairs and upstairs at the property (no reports are available for this so buyers should carry out their own due diligence checks)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Chadderton Office**

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