



**9 Badgers Rake, Springhead, Oldham, OL4 5TY**  
**£195,000**

GROUND FLOOR APARTMENT | NO CHIAN | TWO BEDROOMS | TWO BATH/SHOWER ROOMS |

The ground floor apartment in Badgers Rake comprises of an entrance hall, lounge, kitchen, two bedrooms, the master with an en-suite shower room AND A MAIN BATHROOM. There is allocated parking. Located close to local amenities and public transport. VIEWING ADVISED.

## ACCOMMODATION

### COMMUNAL ENTRANCE

### HALL

### LOUNGE

16'7" x 17'5" ( 5.08 x 5.33 )



### KITCHEN

5'6" x 7'4" ( 1.68 x 2.26 )



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven, extractor, fridge and freezer. A range of wall and base units.

### BEDROOM ONE

10'4" x 12'0" ( 3.15 x 3.68 )



### EN-SUITE SHOWER ROOM

6'6" x 5'8" ( 2.004 x 1.74 )



Shower cubicle, two piece white suite, tiling.

### BEDROOM TWO

9'5" x 10'4" ( 2.88 x 3.16 )



### BATHROOM & WC

6'0" x 9'4" ( 1.85 x 2.87 )



Three piece white suite, tiling.

### EXTERNALLY

Communal garden area and allocated parking.

### SERVICES -

All main services are installed.

### IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

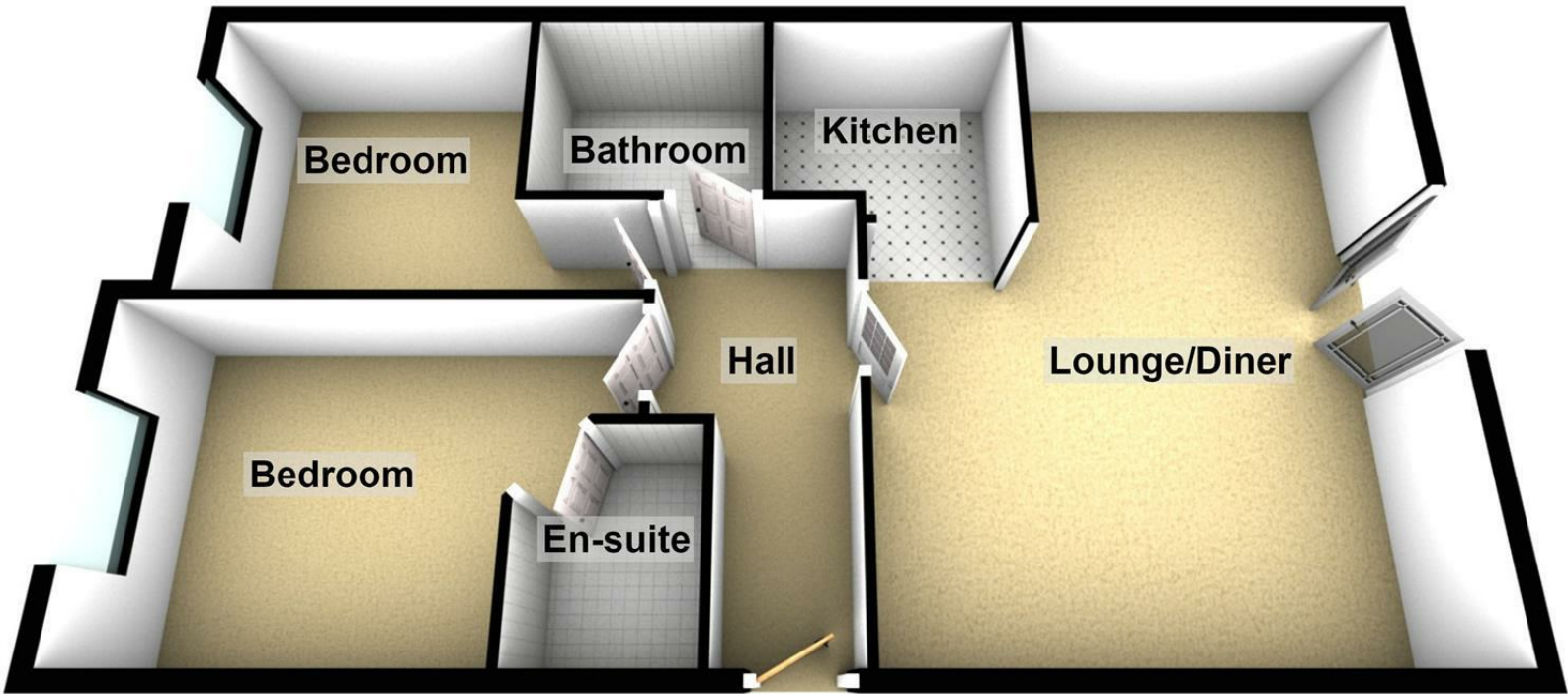
### DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy

themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



## Ground Floor



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>		
(55-68) <b>D</b>		
(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>	75	82
	EU Directive 2002/91/EC 