



**14 Badgers Rake, Springhead, Oldham, OL4 5TY**  
**Offers In The Region Of £189,950**

GROUND FLOOR APARTMENT | NO CHAIN | GATED ENTRANCE | TWO BEDROOMS | VIEWING ADVISED The apartment in Badgers Rake comprises of an entrance hall, lounge, kitchen, two bedrooms and bathroom & WC. There is allocated parking. There is a small sitting out area off the lounge accessed from patio doors. Pleasantly presented throughout. Located close to local amenities and public transport.

## ACCOMMODATION

### ENTRANCE HALL



### BEDROOM TWO

6'2" x 12'0" (1.89 x 3.66)



### LOUNGE

18'4" x 14'3" (5.59 x 4.35)



### BATHROOM & WC

6'2" x 6'9" (1.89 x 2.06)



Three piece white suite, shower over the bath and tiling.

### KITCHEN

7'6" x 9'4" (2.30 x 2.87)

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

### BEDROOM ONE

8'2" x 14'8" (2.49 x 4.49)



### EXTERNALLY

Communal garden area and allocated parking.

### SERVICE CHARGE

The service charge is £1227 a year covering Buildings Insurance and maintenance of common parts. No pets allowed.

### SERVICES -

Main electric and water are installed.

### IMPORTANT NOTICE -

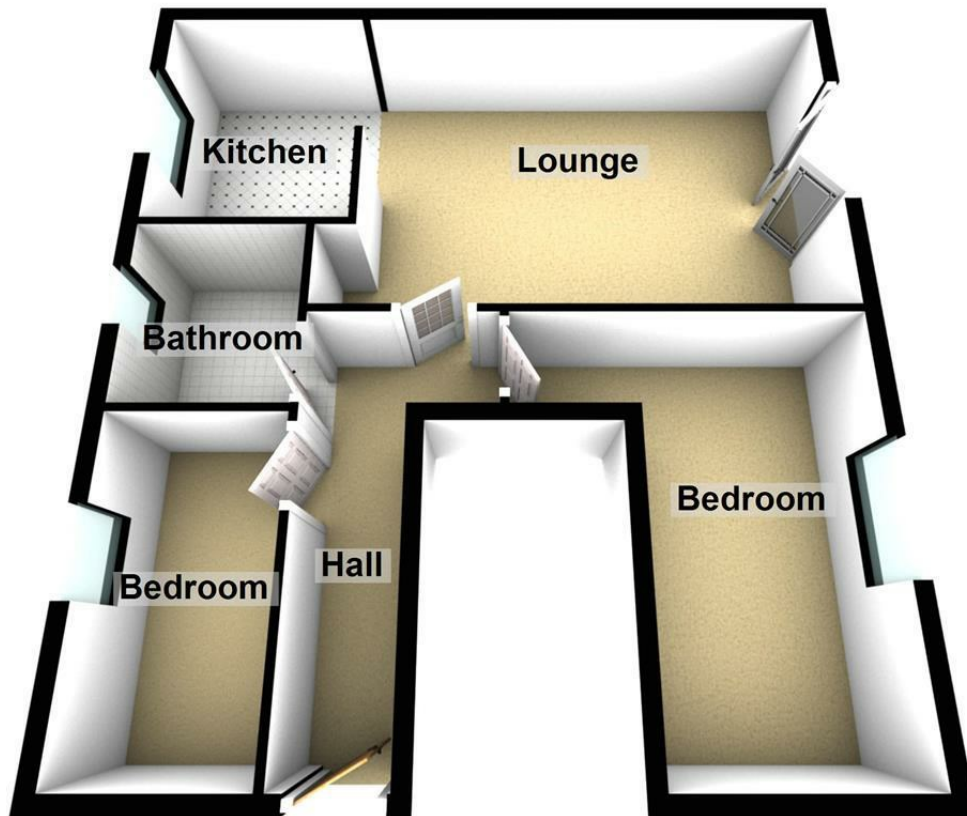
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### 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>	71	80
(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	