



27 Badgers Rake, Springhead, Oldham, OL4 5TY
£185,000

FIRST FLOOR APARTMENT | GATED ACCESS | TWO BEDROOMS | TWO BATH/SHOWER ROOMS |

The apartment in Badgers Rake comprises of an entrance hall, lounge and dining area, kitchen, two bedrooms, the master with an en-suite and family bathroom. The outside provides a car park with allocated parking and garden areas. Located in a convenient position with the Lees Village Centre close by providing a range of local shops, bars and restaurants. VIEWING COMES HIGHLY RECOMMENDED.

ACCOMMODATION

ENTRANCE HALL



LOUNGE & DINING AREA

16'8 x 17'6 (5.08m x 5.33m)



Juliet balcony.

KITCHEN

7'5 x 6 (2.26m x 1.83m)



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

BEDROOM ONE

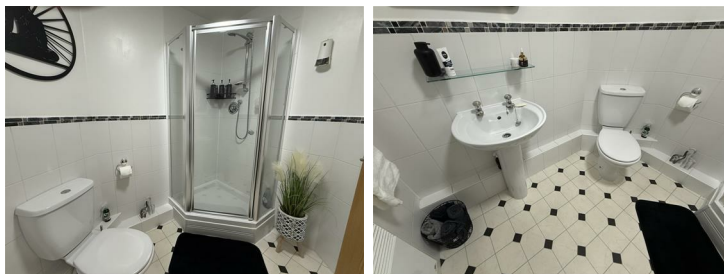
10'4 x 16'4 (3.15m x 4.98m)



Juliet balcony.

EN-SUITE

6 x 6'8 (1.83m x 2.03m)



Shower cubicle, two piece white suite.

BEDROOM TWO

9'6 x 14'4 (2.90m x 4.37m)



BATHROOM & WC

6'9 x 6'2 (2.06m x 1.88m)



Three piece white suite, fully tiled.

EXTERNALLY

Communal garden areas and allocated parking.

SERVICES -

Mains water, sewerage and electric.

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.

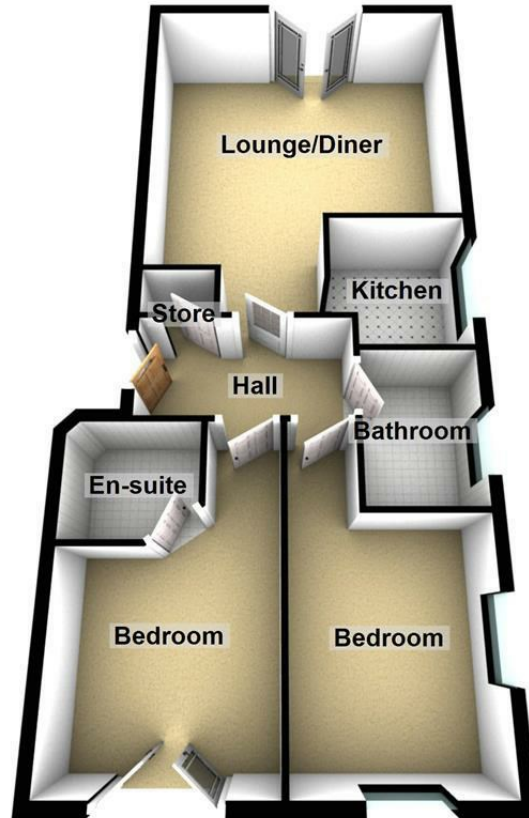
DISCLAIMER -

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	82
	EU Directive 2002/91/EC 	