



# Fern Common, Shaw

£127,500

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- No Vendor Chain
- First Floor Apartment
- Two Bedrooms
- Convenient Location
- Resident Allocated Parking Space
- Gas Central Heating
- uPVC Double Glazing
- EPC Rating - C



## NO ONWARD VENDOR CHAIN

A two bedroom first floor apartment ideally situated within walking distance of Shaw town centre and its amenities, plus transport links such as the Metro-link tram system and the motorway network. The property's accommodation briefly consists of:- Entrance Hall, Lounge Area, Kitchen Area, Master Bedroom, Bathroom and Second Bedroom.

The property is also appointed with Gas Central Heating and uPVC double glazed windows throughout. Externally there are garden areas laid to lawn and an allocated residential parking space.

Length of Leasehold (830 years remaining), Service Charge (£30 a month) and Council Tax (Band A) to be confirmed by solicitors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Chadderton Office

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688