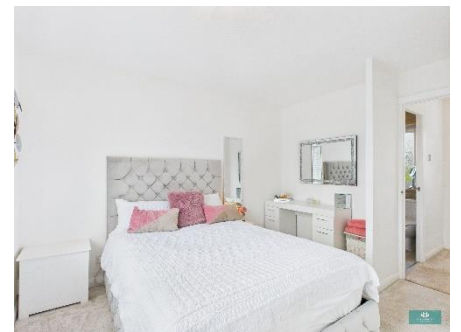




32 Ravenwood Oldham, OL9 9UE

Beautiful End Townhouse in a Prime Location with Scope to Extend This stylish one-bedroom end townhouse is perfect for first-time buyers, downsizers, or anyone seeking a beautifully finished home in a sought-after location. Immaculately presented both inside and out, it offers exceptional value without compromising on style. The front door opens into a sleek, modern fitted kitchen, leading through to the lounge where French doors open onto the stunning landscaped garden—seamlessly extending your living and entertaining space. Upstairs, you'll find a generously sized bedroom and a contemporary fitted bathroom. Externally, the property features a driveway to the front and a meticulously designed rear garden with a porcelain-tiled patio, artificial lawn, and raised gravel area framed by sleepers. The rear fence could be adapted to reveal charming views over the Rochdale Canal—perfect for enjoying a drink while watching the canal boats drift by. To the side of the property, there is excellent potential to extend.

Immaculate interior

Landscaped gardens

Possibility to extend STPP

No chain

Fitted kitchen

Modern fitted bathroom

Canal and walks nearby

End townhouse

Offers Over £160,000

32 Ravenwood

Oldham, OL9 9UE

Offers Over £160,000

Kitchen 11' 8" x 5' 5" (3.55m x 1.64m)

Enter through the PVC door to the kitchen with its timeless white base and wall cabinets. Integrated oven, hob and extractor fan. Wide cabinet suitable for washing machine. Space for under counter fridge/freezer. Vinyl flooring. Glazed door to the lounge. Composite sink and drainer and mixer tap with spray attachment.

Lounge 11' 7" x 11' 4" (3.54m x 3.45m)

French doors leading out to the rear garden. Modern staircase with chrome spindles. Wooden acoustic panels create interest and style to the decor.

Bedroom 11' 9" x 11' 2" (3.57m x 3.41m)

Double bedroom to the front elevation. Space for a large bank of wardrobes and dressing table.

First Floor Landing

Window to allow light in. Doors to bathroom and bedroom. Well laid out that if you wanted to add another bedroom and extend to the right the staircase could facilitate that.

Bathroom 5' 5" x 5' 6" (1.65m x 1.68m)

Panel bath with shower above and glass screen. Vanity wash basin, w/c. Tile flooring and walls. Chrome heated towel rail.

Rear Garden

Porcelain-tiled patio, artificial lawn, and raised gravel area framed by sleepers. The rear fence could be adapted to reveal charming views over the Rochdale Canal—perfect for enjoying a drink while watching the canal boats drift by. There is space to the side of the property too should anyone want to extend and make this a 2 bedroom, 2 reception property.

Council Tax

Band A

Tenure

Leasehold with ground rent at £24 per year.

Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could

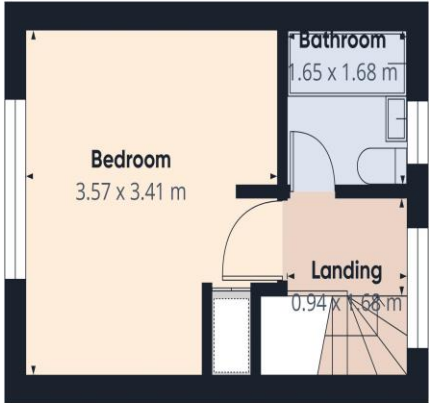
be at risk if you do not keep up repayments on your mortgage or other loan secured on it.

Investors

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.



Floor 0



Floor 1

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

32 Ravenwood
Chadderton
OLDHAM
OL9 9UE

Energy rating

C

Valid until:

19 July 2035

Certificate number:

0320-2058-4530-2895-1251

Property type

End-terrace house

Total floor area

40 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		