









NPE

Estate Agents Lettings Valuers Mortgages Financial Services

For Sale

67 Ravenoak Drive, Failsworth - EPC: C £260,000







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English | Cymraeg

Energy performance certificate (EPC)



Rules on letting this property

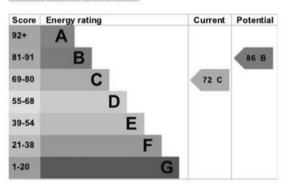
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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 beter 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

Breakdown of property's energy performance

Visit our web site www.npestates.co.uk or email you enquirers to sales@npestates.co.uk

****VERY POPULAR ROMAN GARDENS ESTATE BUILT CIRCA 1995****MODERNISED THROUGHOUT****
OVERLOOKS FIELD TO REAR**** 2 RECEPTION ROOMS, 2 BATHS****IDEAL FOR FIRST TIME BUYER OR
FAMILY**** We offer for sale this moder style 3 bedroom semi detached, situated in a highly sought after location, ideal for the first time buyer or family. The property is uPVC double glazed & combi gas centrally heated (Worcester boiler fitted 18 months ago) and briefly comprises: Entrance porch, spacious lounge, dining room, modern fitted kitchen, 3 bedrooms, an ensuite shower room and a modern 3 piece white bathroom. Externally the property has the benefit of a garden to the front, driveway to the side and a garden to the rear with artificial lawn, patio & timber decking. Overlooks fields to the rear.

Entrance Porch

Lounge

14'6 x 15'6 (4.42m x 4.72m)

Living flame gas fire. Feature fireplace. 2 radiators. Open plan stairs off. Under stairs storage.

Dining Room

9'4 x 7'4 (2.84m x 2.24m)

Radiator. French doors to rear.

Kitchen

8'9 x 7'9 (2.67m x 2.36m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Integrated fridge, freezer & washer. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

First Floor Landing

Lofty access. Airing cupboard.

Bedroom 1

8'11 x 10'3 (2.72m x 3.12m)

Rear aspect. Fitted wardrobes. Radiator.

En Suite

Modern 3 piece white shower suite. Radiator.

Bedroom 2

7'7 x 9'3 (2.31m x 2.82m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

8'0 x 6'0 (2.44m x 1.83m)

Rear aspect. Fitted wardrobes. Radiator.

Bathroom

5'5 x 6'5 (1.65m x 1.96m)

Modern 3 piece white suite with shower to bath. Heated towel rail.

External

Garden to the front, driveway to the side and a garden to the rear with artificial lawn, patio & timber decking. Overlooks fields to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band C with Oldham Council.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.