



# NPE

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## For Sale

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



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

## Energy performance certificate (EPC)

67 Ravenoak Drive Fairworth MANCHESTER M35 9RR	Energy rating	Valid until:	13 February 2035
	<b>C</b>	Certificate number:	0340-2914-7420-28 95-3665

Property type	Semi-detached house
Total floor area	69 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/landlords-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.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>	72 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

### Breakdown of property's energy performance

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or email you enquirers to [sales@npestates.co.uk](mailto: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 modern 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.