

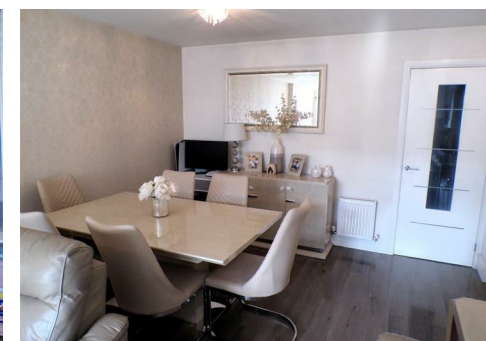


NPE

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For Sale

16 Ravenoak Drive, Failsworth - EPC: C £219,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Energy Performance Certificate



16, Ravenoak Drive, Failsworth, MANCHESTER, M35 9RQ

Dwelling type: Semi-detached house
 Date of assessment: 10 July 2019
 Date of certificate: 10 July 2019
 Reference number: 0669-2850-7638-9591-5255
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

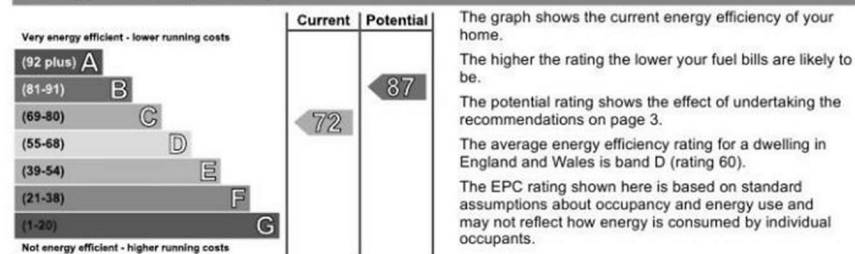
Estimated energy costs of dwelling for 3 years:	£ 1,662
Over 3 years you could save	£ 141

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 1,221 over 3 years	£ 1,158 over 3 years	
Hot Water	£ 255 over 3 years	£ 177 over 3 years	
Totals	£ 1,662	£ 1,521	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 63
2 Solar water heating	£4,000 - £6,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 849

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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

****EXTENDED TO REAR****MODERNISED THROUGHOUT****OVERLOOKS PARK AT REAR****IDEAL FOR FIRST TIME BUYERS OR YOUNGER FAMILY**** We offer for sale this modern style, extended 2 bedroom semi detached property, situated in a highly sought after location, ideal for the first time buyer or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: porch, large through lounge/dining room, extended modern kitchen, 2 bedrooms and a modern 3 piece white bathroom. Externally the property has the benefit of a double driveway to the front and a small flagged patio garden to the rear. Directly overlooks park to rear.

Porch

Through Lounge/Dining Room

23'9 x 12'6 (7.24m x 3.81m)

Open plan stairs off. 3 radiators.

Inner Hallway

Ceramic floor tiled. Radiator.

Extended Kitchen

10'11 x 10'7 (3.33m x 3.23m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Ceramic floor tiled. Plumbed for washer. Combi gas central heating boiler. Inset spotlights.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

12'1 x 9'3 (3.68m x 2.82m)

Front aspect. Built in cupboard. Radiator.

Bedroom 2

11'4 x 7'5 (3.45m x 2.26m)

Rear aspect. Fitted wardrobes. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail.

External

Double driveway to front. Patio garden to rear with timber shed. Overlooks park to rear.

Tenure & Council Tax

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

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