



# NPE

Estate Agents Lettings  
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## For Sale

17 Ravenoak Drive, Failsworth - EPC: C £204,950



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## Energy performance certificate (EPC)

17 Ravenoak Drive  
Falsworth  
MANCHESTER  
M35 9RQ

Energy rating  
**C**

Valid until: 22 January 2036

Certificate number: 3800-8371-0522-2527-3963

Property type: Mid-terrace house

Total floor area: 51 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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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\*\*\*\* CUL-DE-SAC\*\*\*\*MODERN STYLE\*\*\*\*SOUTH FACING GARDEN & DRIVEWAY FOR 2 CARS TO REAR\*\*\*\* IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this modern 2 bedroom mid town house, situated in a very popular cul de sac location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed, combi gas centrally heated, has a security alarm and briefly comprises: Lounge, modern fitted kitchen, 2 bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden to the front, a south facing garden to the rear and a driveway for 2 cars to the rear.

### Lounge

13'9 x 11'11 (4.19m x 3.63m)

Open plan stairs off. Radiator.

### Kitchen

8'6 x 11'10 (2.59m x 3.61m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

### First Floor Landing

Loft access with drop down ladder. Loft part boarded for storage.

### Bedroom 1

11'10 x 8'6 (3.61m x 2.59m)

Front aspect. Radiator. Storage cupboard with combi gas central heating boiler.

### Bedroom 2

10'6 x 5'7 (3.20m x 1.70m)

Rear aspect. Fitted wardrobes. Radiator.

### Shower Room

Modern 3 piece shower suite. Ceramic wall & floor tiled. Heated towel rail.

### External

Garden to the front, south facing garden to the rear and a driveway for 2 cars to the rear.

### Tenure & Council Tax

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