NPE

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# For Sale

70 Ravenoak Drive, Failsworth - EPC: D  £199,950

**61 Ashton Road East, Failsworth, Manchester, M35 9PW**
**T: 0161 682 1001 | sales@npestates.co.uk  | www.npestates.co.uk**

## Energy performance certificate (EPC)

| 70 Ravenoak Drive<br>Failsworth<br>MANCHESTER<br>M35 9RR | Energy rating<br>**D** | Valid until: | 11 June 2036 |
|---|---|---|---|
| | | Certificate number: | 0380-2362-5660-2496-6301 |

| | |
|---|---|
| Property type | End-terrace house |
| Total floor area | 50 square metres |

### Rules on letting this property

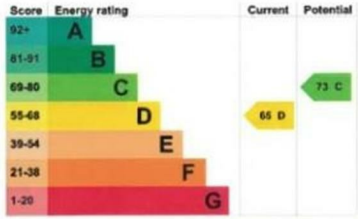
Properties can be let if they have an energy rating from A to E.

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).

### Energy rating and score

This property's energy rating is D. 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

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**or email you enquirers to sales@npestates.co.uk**

****CHAIN FREE****VERY POPULAR LOCATION****ROMAN GARDENS ESTATE BUILT CIRCA 1995****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND FAMILIES****CUL DE SAC****OVERLOOKS PARK TO REAR***We offer for sale this deceptively spacious and well maintained 2 bed townhouse situated in the ever popular Ravenoak Drive area, perfect for the first time buyer or family. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Lounge, kitchen, 1st floor landing, 2 good sized bedrooms and 3 piece white suite bathroom. Externally, the property benefits from gardens to the front and rear and has off road parking in the form of a driveway to the side of the dwelling. Early viewing is highly recommended.

**Lounge**
*13'11x11'10 (4.24mx3.61m)*
Open plan stairs off. Radiator. Feature fireplace.

**Kitchen**
*8'5x11'10 (2.57mx3.61m)*
Fitted wall and base units. Stainless steel sink and drainer. Plumbed for washer. Combi gas central heating boiler. Radiator.

**1st Floor Landing**
Loft access.

**Bedroom 1**
*12'3x8'6 (3.73mx2.59m)*
Front aspect. Radiator. Airing cupboard.

**Bedroom 2**
*10'1x6'8 (3.07mx2.03m)*
Rear aspect. Radiator.

**Bathroom**
3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator.

**External**
The property benefits from a garden to the front and a driveway to the side able to accommodate 2 vehicles. The garden to the rear comes complete with artificial lawn and patio and overlooks the park 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.