

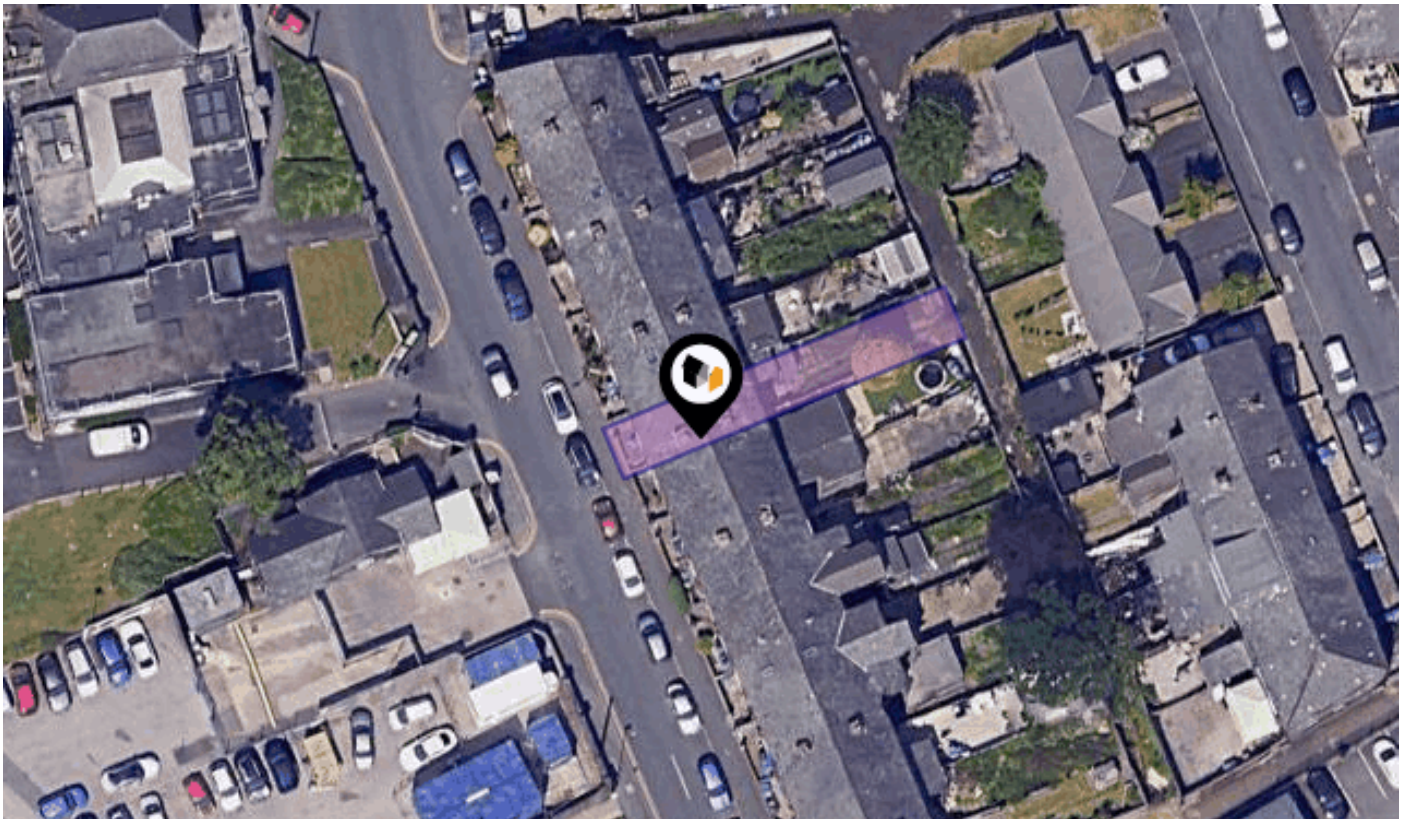


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 20th November 2024



WHITEHALL STREET, ROCHDALE, OL12

Martin & Co

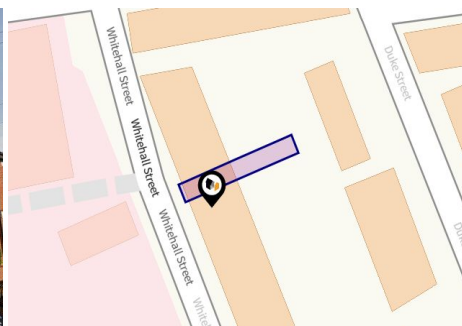
15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,553		
Title Number:	LA51318		

Local Area

Local Authority:	Rochdale
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	76 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *108 Whitehall Street Rochdale OL12 0ND*

Reference - 11/D54093	
Decision:	Decided
Date:	01st February 2011
Description:	Single Storey Rear Extension

Reference - 07/D49785	
Decision:	Decided
Date:	28th August 2007
Description:	Single Storey Rear Extension To Dwelling

Planning records for: *116 Whitehall Street Rochdale OL12 0ND*

Reference - 15/00365/HH42	
Decision:	Decided
Date:	09th March 2015
Description:	Proposed single storey rear extension measuring 6m from the rear of the original wall (with a maximum height of 3.9m and 2.9m to height of eaves)

Planning records for: *120 Whitehall Street Rochdale OL12 0ND*

Reference - 07/D49527	
Decision:	Decided
Date:	06th July 2007
Description:	Single Storey Rear Extension To Dwelling

OL12

Energy rating

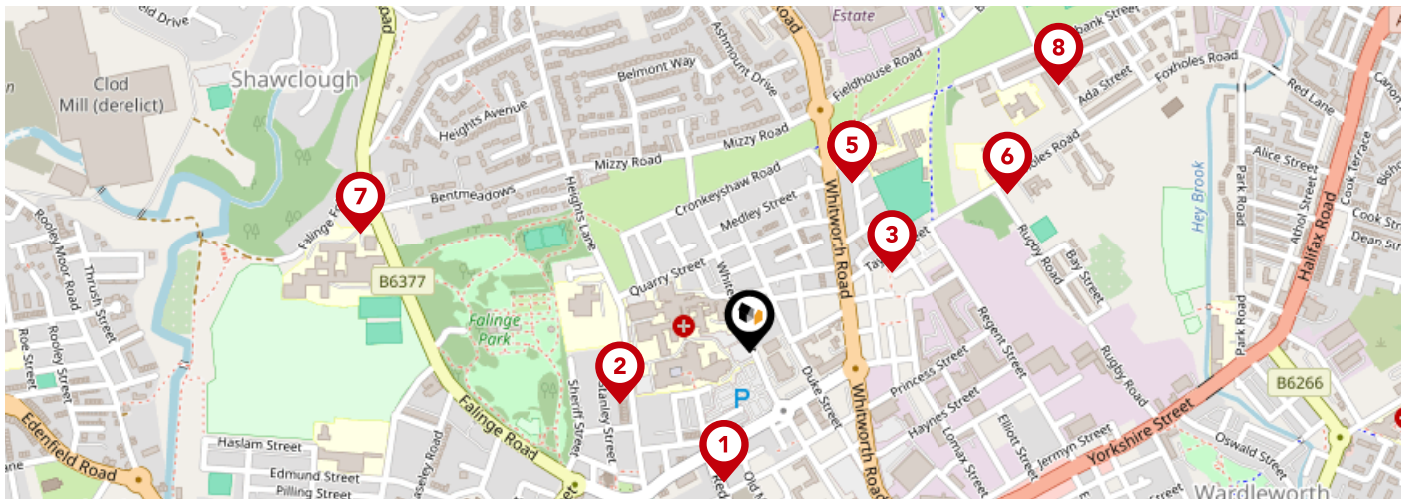
C

Valid until 26.09.2034

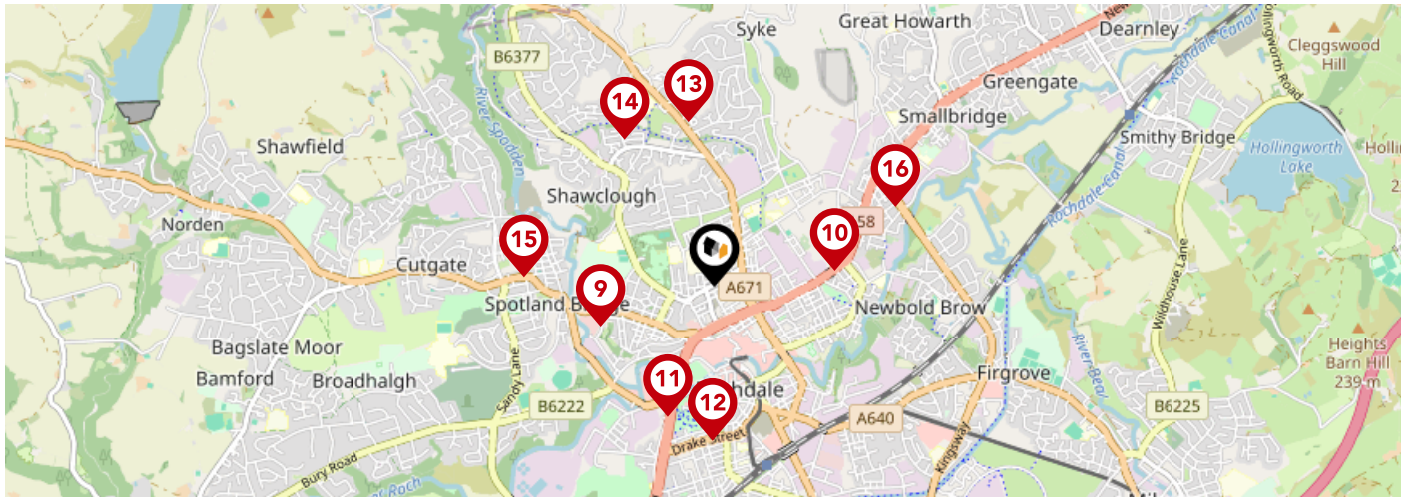
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #4f941d; color: white; padding: 5px; display: inline-block;"> 86 B </div>
69-80	C	<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;"> 73 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

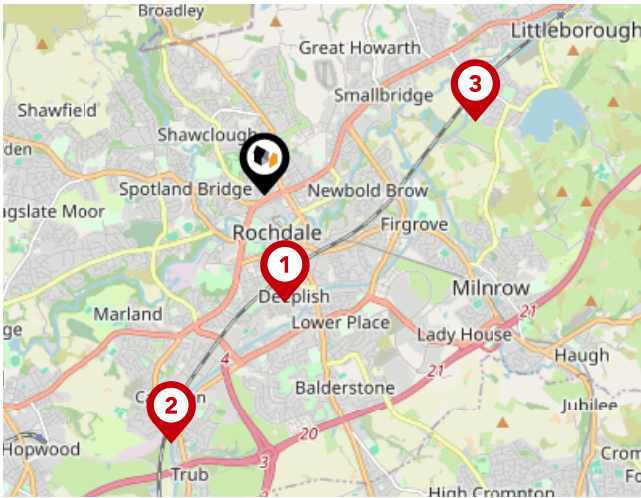
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.15</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:0.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Rochdale Islamic Academy Ofsted Rating: Good Pupils: 88 Distance:0.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Rochdale Islamic Academy Ofsted Rating: Good Pupils: 147 Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Patrick's Roman Catholic Primary School Ofsted Rating: Good Pupils: 297 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Falings Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

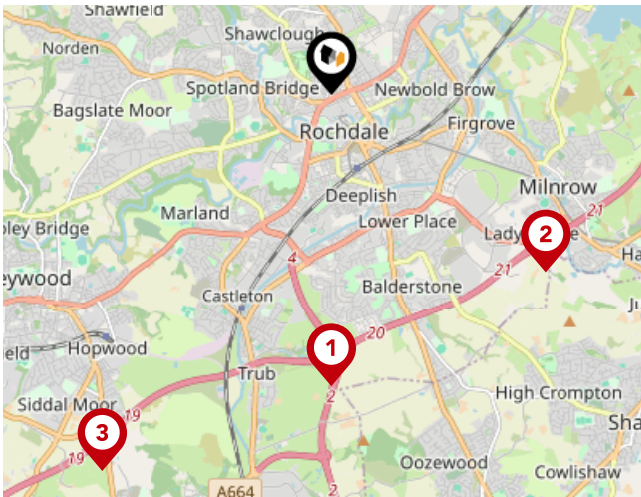


		Nursery	Primary	Secondary	College	Private
Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.53		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.53		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rochdale Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.61		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadfield Community Primary School Ofsted Rating: Good Pupils: 410 Distance:0.68		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:0.73		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.76		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meanwood Community Nursery and Primary School Ofsted Rating: Good Pupils: 346 Distance:0.84		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Springside Ofsted Rating: Good Pupils: 129 Distance:0.87		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



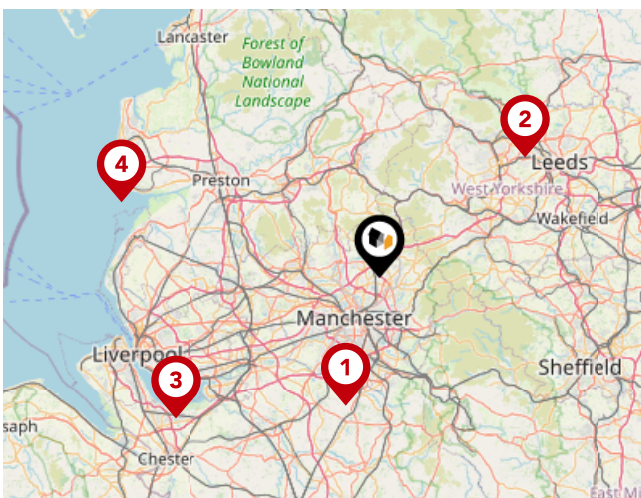
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	0.96 miles
2	Castleton (Manchester) Rail Station	2.33 miles
3	Smithy Bridge Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	2.57 miles
2	M62 J21	2.45 miles
3	M62 J19	3.88 miles
4	A627(M) J1	4.71 miles
5	M60 J20	6.47 miles

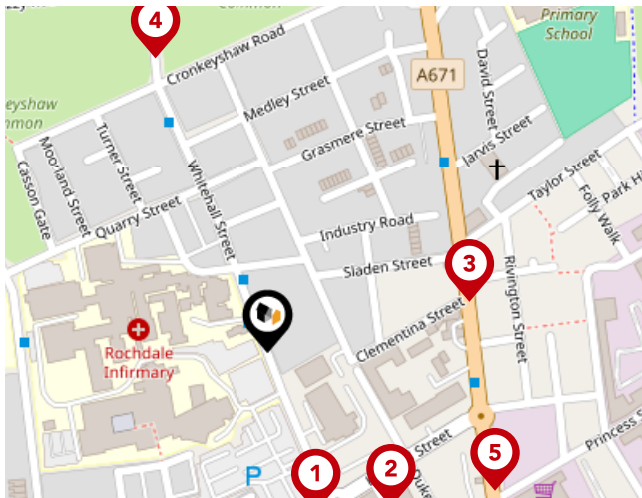


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.69 miles
2	Leeds Bradford Airport	26.5 miles
3	Speke	34.85 miles
4	Highfield	37.71 miles

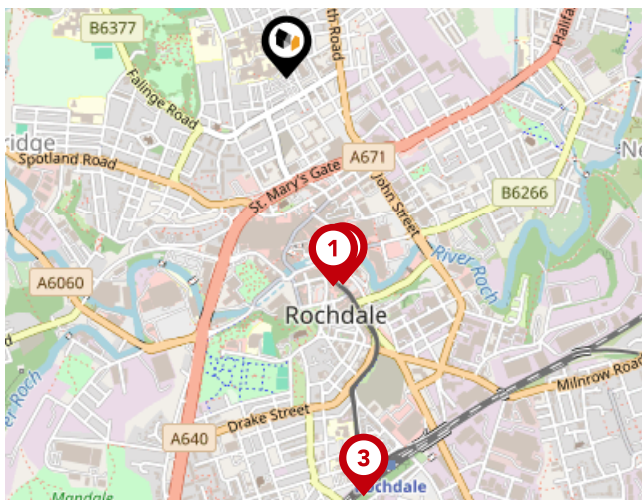
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Howard Street	0.09 miles
2	Whitehall Street	0.11 miles
3	Jarvis Street	0.11 miles
4	Cronkeyshaw Road	0.17 miles
5	Stott Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	0.47 miles
2	Rochdale Town Centre (Manchester Metrolink)	0.47 miles
3	Rochdale Railway Station (Manchester Metrolink)	0.93 miles



Martin & Co

Martin & Co Rochdale have specialised in Sale, Rental and Block Management of properties from our offices at 15b Cheetham Street since February 2007. We offer a wide selection of properties 'For Sale' and 'To Rent' in and around the Rochdale and Bury areas. In addition, we manage Blocks for leaseholders across a wider area of the North West.

Our team has a wealth of experience within all aspects of the property industry and has built strong and loyal relationships with sellers, landlords, leaseholders, investors, tenants and contractors.

Martin & Co can also help secure your new mortgage, with the assistance of our Mortgage advisors, who have access to a panel of 80 lenders.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing. At Martin & Co Rochdale we enjoy the constant reward of striving for excellence. Please do contact a member of our dedicated team and we will do our best to help you!

Testimonial 1



Cannot recommend Martin and Co more highly for a house sale.

Testimonial 2



After an abysmal time with a previous estate agents where our house sold and fell through three times due to the buyers not being tied in when they had their offers accepted - to come to Martin and Co who had a none refundable deposit when you make an offer was absolutely brilliant.

Testimonial 3



From our first phone call with Abby, first meeting on appraisal (where they actually helped us move things out of each room for the photos) to then dealing with Cerys too it's just been a pleasure.

Testimonial 4



Our sale did not go smoothly but to have Cerys and Abby behind us fighting our corner was brilliant!



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Martin & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

