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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th August 2023



24, WAINGAP VIEW, WHITWORTH, ROCHDALE, OL12 8QD

Martin & Co

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Hi!

Thank you for downloading our Key Facts for Buyers report, we hope the information contained within is useful and informative for you.

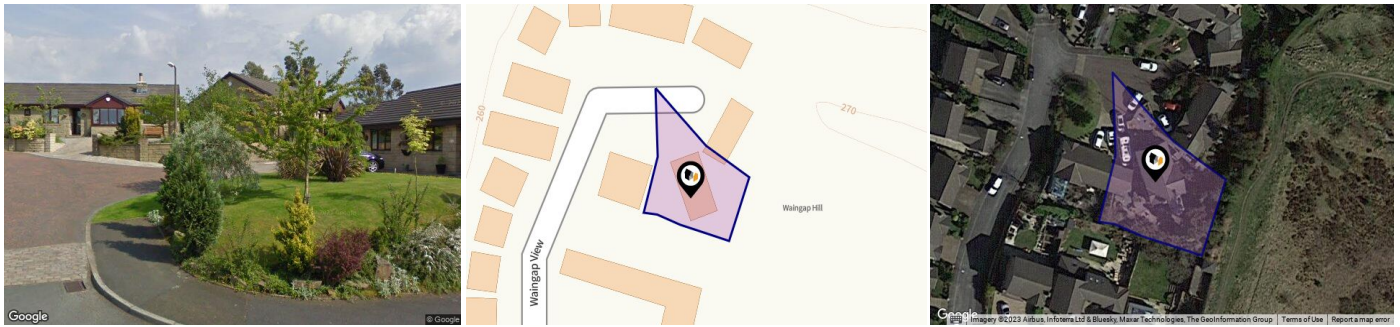
Should you have any questions or would like to arrange a viewing please contact our office on

01706 648277

We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you) One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Detached	Last Sold Date:	13/09/2006
Bedrooms:	3	Last Sold Price:	£212,000
Plot Area:	0.17 acres	Tenure:	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,122		
Title Number:	LA735703		
UPRN:	10013834428		

Local Area

Local Authority:	Rossendale	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		3	55	-
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *24, Waingap View, Whitworth, Rochdale, OL12 8QD*

Reference - X/1990/694	
Decision:	Decided
Date:	17th October 1990
Description:	ERECTION OF GARAGE





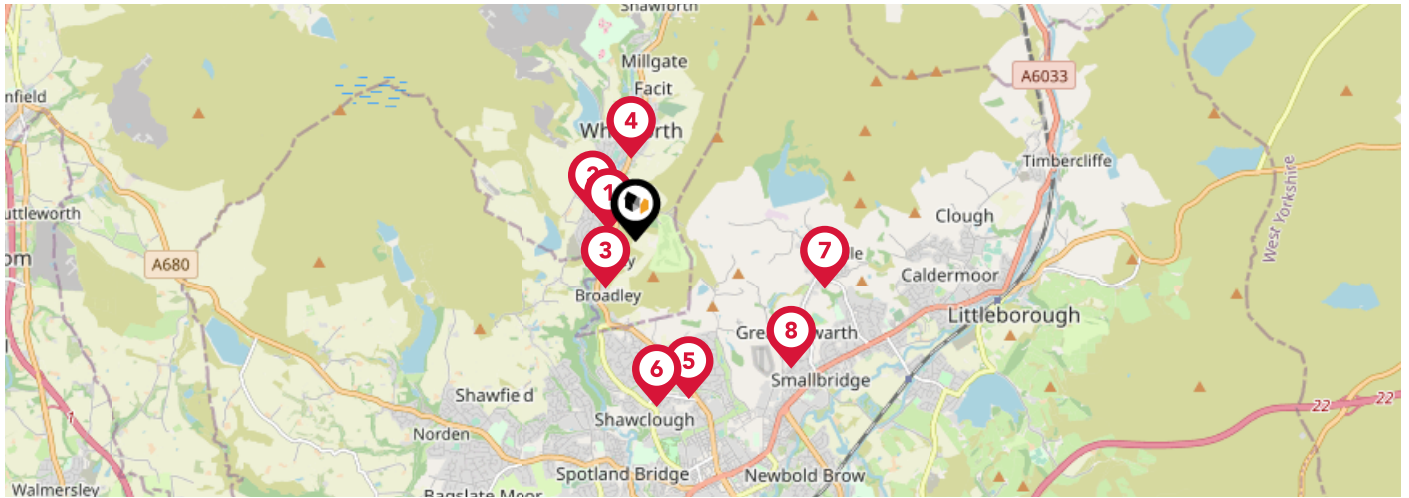
24, WAINGAP VIEW, WHITWORTH, ROCHDALE, OL12 8QD

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.

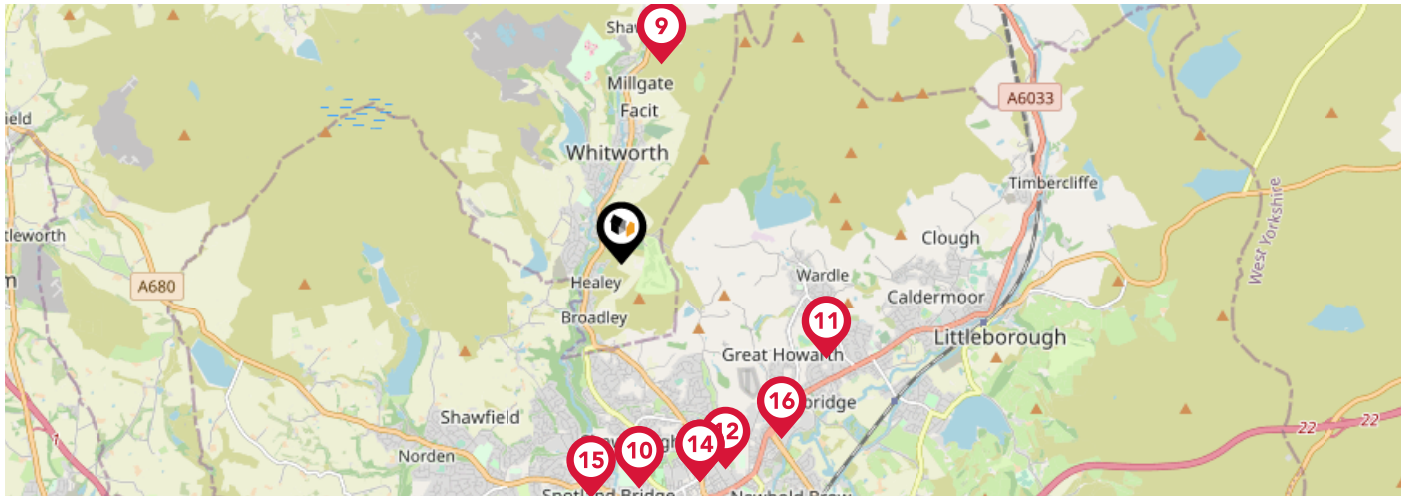


TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

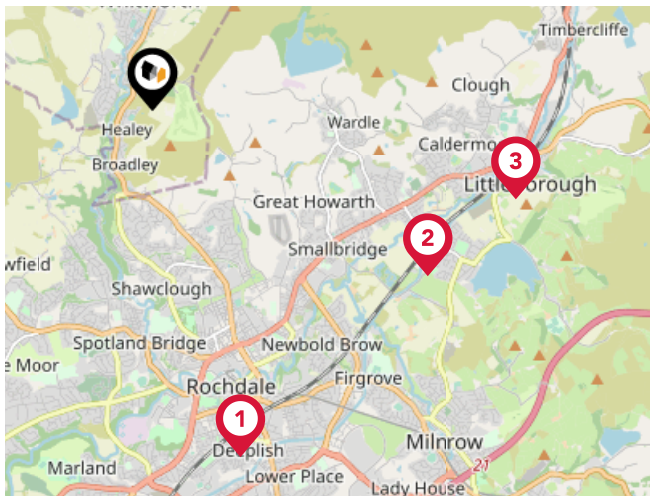
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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		Nursery	Primary	Secondary	College	Private
1	St Bartholomew's Church of England Primary School Ofsted Rating: Good Pupils: 161 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitworth Community High School Ofsted Rating: Good Pupils: 640 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tonacliffe Primary School Ofsted Rating: Outstanding Pupils: 345 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady and St Anselm's Roman Catholic Primary School, Whitworth Ofsted Rating: Outstanding Pupils: 186 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Healey Foundation Primary School Ofsted Rating: Good Pupils: 204 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shawclough Community Primary School Ofsted Rating: Good Pupils: 463 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James' Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Howarth School Ofsted Rating: Good Pupils: 18 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

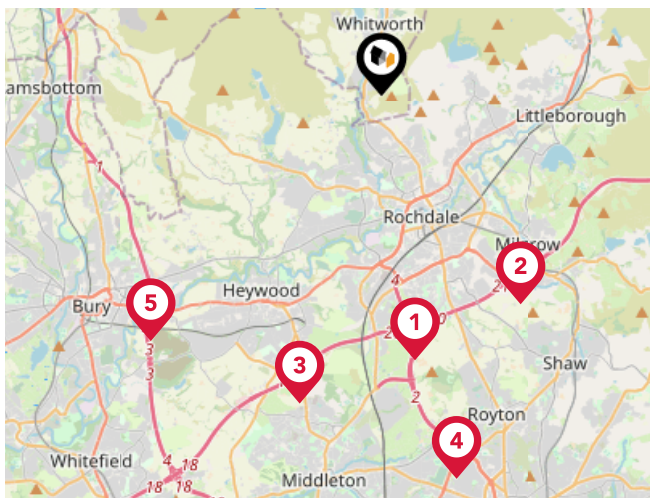


		Nursery	Primary	Secondary	College	Private
	St John with St Michael Church of England Primary School, Shawforth Ofsted Rating: Good Pupils: 127 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falings Park High School Ofsted Rating: Good Pupils: 1279 Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wardle Academy Ofsted Rating: Good Pupils: 1226 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenbank Primary School Ofsted Rating: Good Pupils: 451 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy for Girls Ofsted Rating: Not Rated Pupils:0 Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meanwood Community Nursery and Primary School Ofsted Rating: Requires Improvement Pupils: 421 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kentmere Primary Academy Ofsted Rating: Outstanding Pupils: 337 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



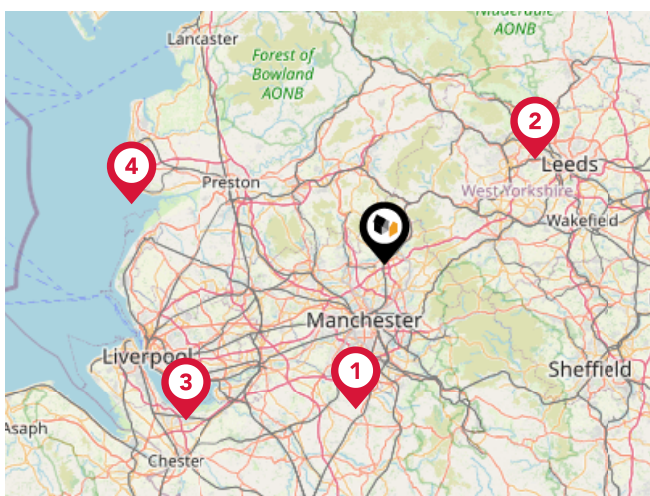
National Rail Stations

Pin	Name	Distance
	Rochdale Rail Station	3.14 miles
	Smithy Bridge Rail Station	2.83 miles
	Littleborough Rail Station	3.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M62 J20	4.71 miles
	M62 J21	4.42 miles
	M62 J19	5.6 miles
	A627(M) J1	6.88 miles
	M66 J2	5.92 miles

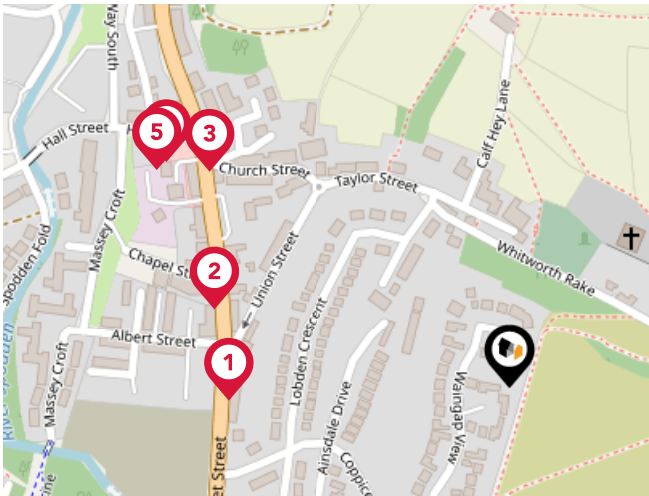


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	20.69 miles
	Leeds Bradford International Airport	25.68 miles
	Liverpool John Lennon Airport	35.61 miles
	Blackpool International Airport	36.59 miles

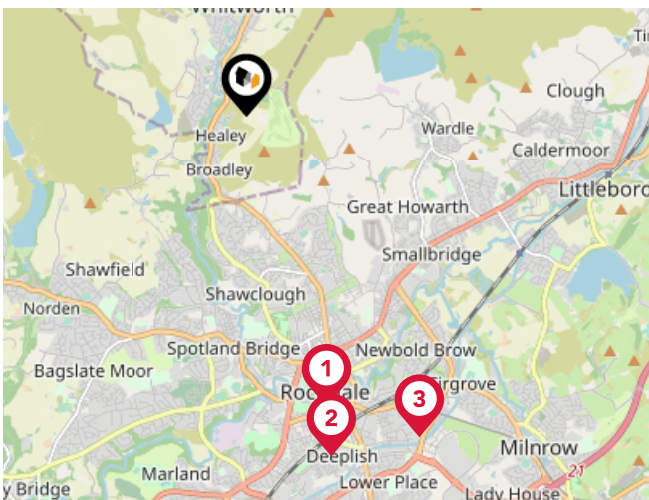
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Union Street	0.15 miles
2	Union Street	0.17 miles
3	Hall Street	0.2 miles
4	Milner Street	0.23 miles
5	Milner Street	0.23 miles



Local Connections

Pin	Name	Distance
1	Rochdale Town Centre (Manchester Metrolink)	2.65 miles
2	Rochdale Railway Station (Manchester Metrolink)	3.08 miles
3	Newbold (Manchester Metrolink)	3.21 miles

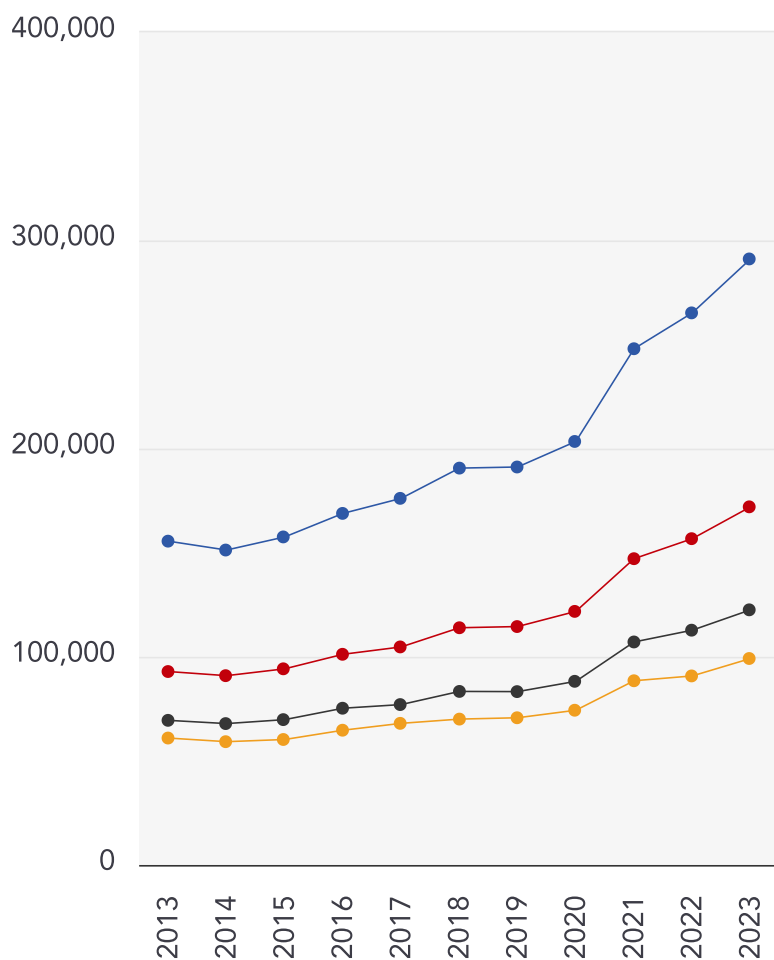
8, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	22/06/2023				
Last Sold Price:	£397,500				
30, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	11/11/2020				
Last Sold Price:	£193,000				
1, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	31/07/2020	30/11/1995			
Last Sold Price:	£263,000	£85,000			
4, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	31/05/2019	27/05/2016	13/08/1999		
Last Sold Price:	£242,500	£235,000	£91,500		
5, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	19/09/2018				
Last Sold Price:	£310,000				
15, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	05/07/2018				
Last Sold Price:	£250,000				
20, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	07/10/2016				
Last Sold Price:	£235,000				
29, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	20/05/2016	28/02/2011	05/07/2000	11/09/1998	
Last Sold Price:	£227,000	£216,000	£95,000	£96,500	
25, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	30/10/2015	10/08/2011	18/09/2008	17/12/2002	24/09/1997
Last Sold Price:	£220,000	£190,000	£219,950	£147,000	£87,000
2, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	15/05/2015	13/05/2005	17/05/1996		
Last Sold Price:	£210,000	£199,950	£95,000		
17, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	03/07/2014	15/07/1998			
Last Sold Price:	£225,000	£95,000			
24, Waingap View, Rochdale, OL12 8QD	Detached House				
Last Sold Date:	13/09/2006				
Last Sold Price:	£212,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

31, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	02/12/2005	31/10/1997	
Last Sold Price:	£225,000	£89,950	
3, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	01/07/2005	28/06/2002	
Last Sold Price:	£170,000	£132,550	
10, Waingap View, Rochdale, OL12 8QD			Terraced House
Last Sold Date:	26/03/2003		
Last Sold Price:	£54,000		
9, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	09/07/2002	19/06/2000	
Last Sold Price:	£134,950	£102,000	
19, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	19/05/2000		
Last Sold Price:	£89,950		
14, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	26/10/1998		
Last Sold Price:	£114,500		
16, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	13/03/1998		
Last Sold Price:	£106,000		
22, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	29/08/1997		
Last Sold Price:	£80,000		
26, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	15/12/1995		
Last Sold Price:	£80,000		
12, Waingap View, Rochdale, OL12 8QD			Detached House
Last Sold Date:	08/12/1995		
Last Sold Price:	£78,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in OL12



Detached

+87.15%

Semi-Detached

+85.13%

Terraced

+76.4%

Flat

+62.65%



Martin & Co

Martin & Co Rochdale have specialized in the sale and rental of residential property from our offices here at 15b Cheetham Street since February 2007, offering a wide selection of properties For Sale and To Rent.

Owner Phil Watson has a wealth of experience within the property industry is a qualified member of the association of residential letting agents (ARLA), a member of the national association of estate agents (NAEA) and a member of the chartered management institute (CMI) and, along with his team at Martin & Co Rochdale, has built strong and loyal relationships with sellers, landlords, tenants and contractors alike.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing which includes interactive 360° virtual and video tours.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Me and my boyfriend have just bought our first home with Martin & Co Rochdale, we could not be happier, they have been so helpful along the way and have recommended mortgage advisors, solicitors and they've all been great too as we didn't really know what we were doing so we needed a lot of guidance
Would definitely recommend

Testimonial 2



Just a few words to say Thank You to Phil and his team on the recent sale of our home. No false promises, great communication and would definitely recommend. Thanks again, Dave and Sheila

Testimonial 3



We used Martin & Co to sell our home and couldn't fault the service we received. We dealt mainly with the owner Phil and with Cerys who kept us up to date at each step and really did exceed our expectations. Thanks again guys, really appreciate your hard work! Lauren and Paul Ps - Love your virtual and video tours!!
:) x

Testimonial 4



Recently had Martin & Co round to Value our property. Really good service, professional and friendly. We respected the honest advice and opinions from Phil.



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co and therefore no warranties can be given as to their good working order.

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

