

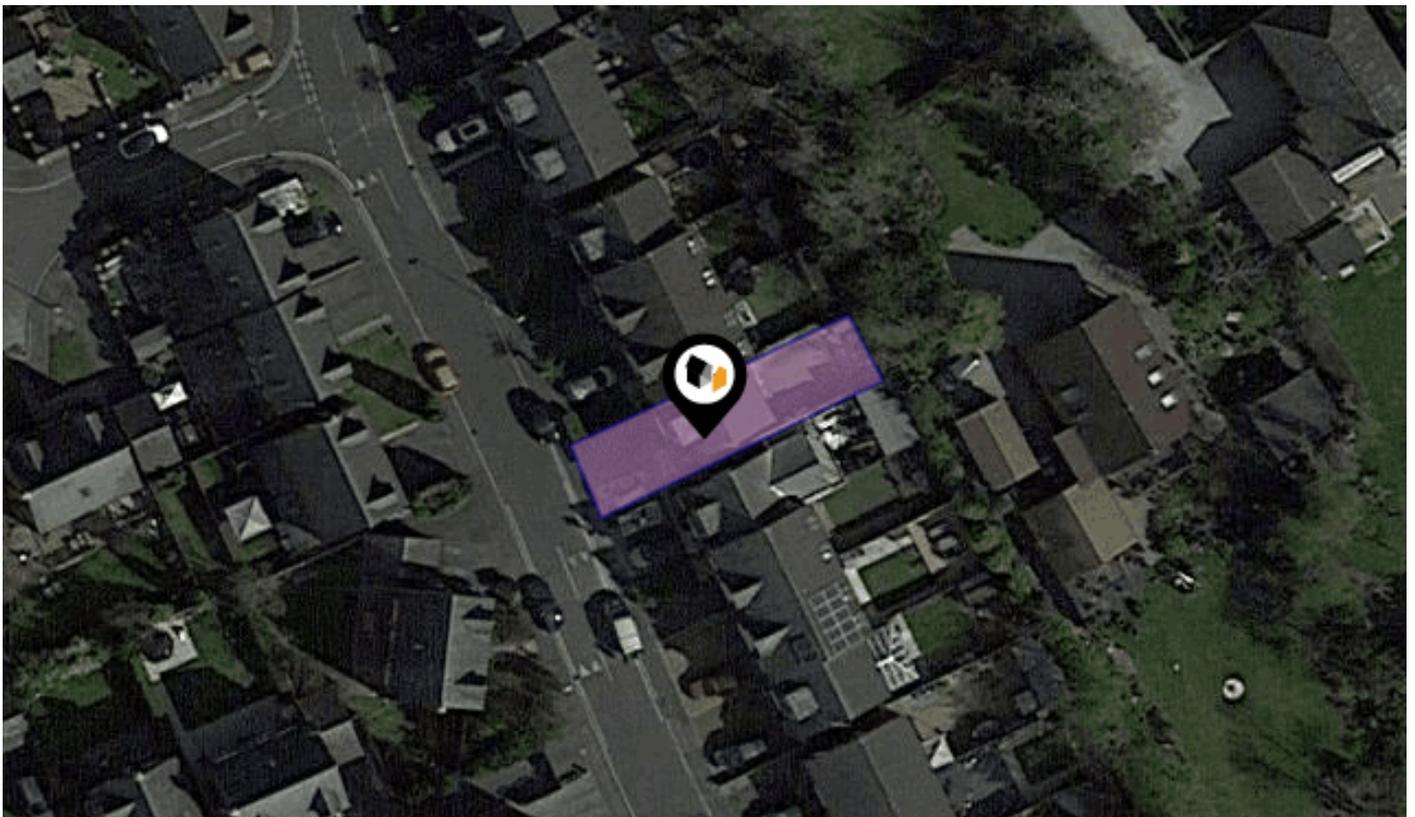


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18<sup>th</sup> September 2023



**25, GEORGE STREET, HURSTEAD, ROCHDALE, OL16 2RR**

## Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



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

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	11/09/2006
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£201,950
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£260
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2006	<b>Start Date:</b>	10/09/2006
<b>Council Tax :</b>	Band D	<b>End Date:</b>	01/01/2255
<b>Annual Estimate:</b>	£2,110	<b>Lease Term:</b>	250 years from 1 January 2005
<b>Title Number:</b>	MAN66685	<b>Term Remaining:</b>	231 years
<b>UPRN:</b>	23108530		

## Local Area

<b>Local Authority:</b>	Rochdale
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## Freehold Title Plan

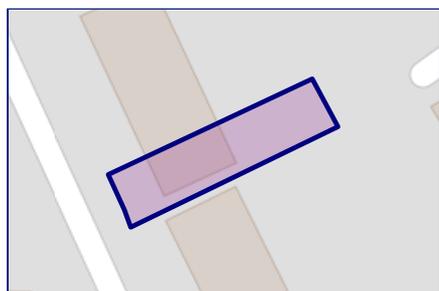
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**MAN138027**

## Leasehold Title Plan

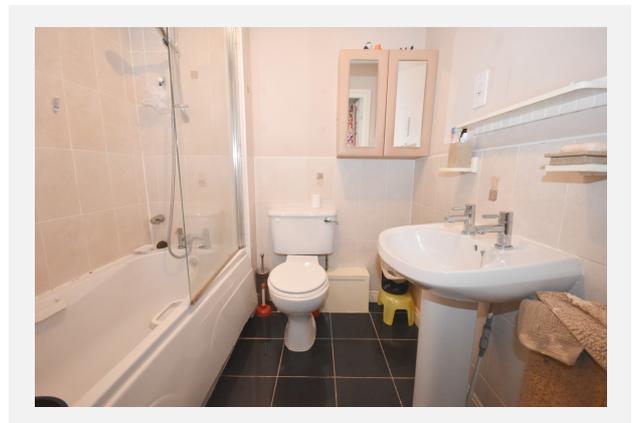
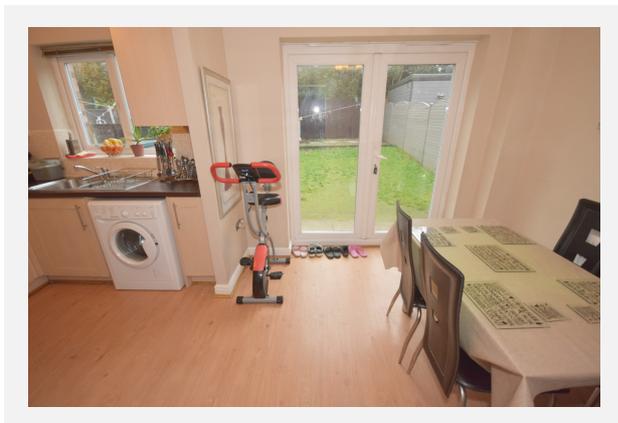
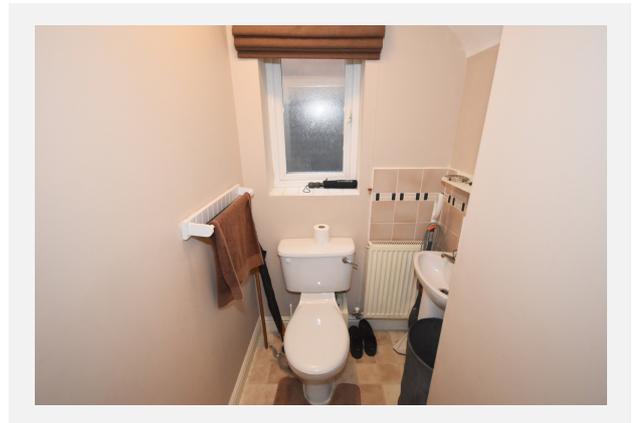
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**MAN66685**

Start Date: 10/09/2006  
End Date: 01/01/2255  
Lease Term: 250 years from 1 January 2005  
Term Remaining: 231 years





## 25, GEORGE STREET, HURSTEAD, ROCHDALE, OL16 2RR



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.  
Made with Metropix ©2023

25, George Street, Hurstead, OL16 2RR

Energy rating

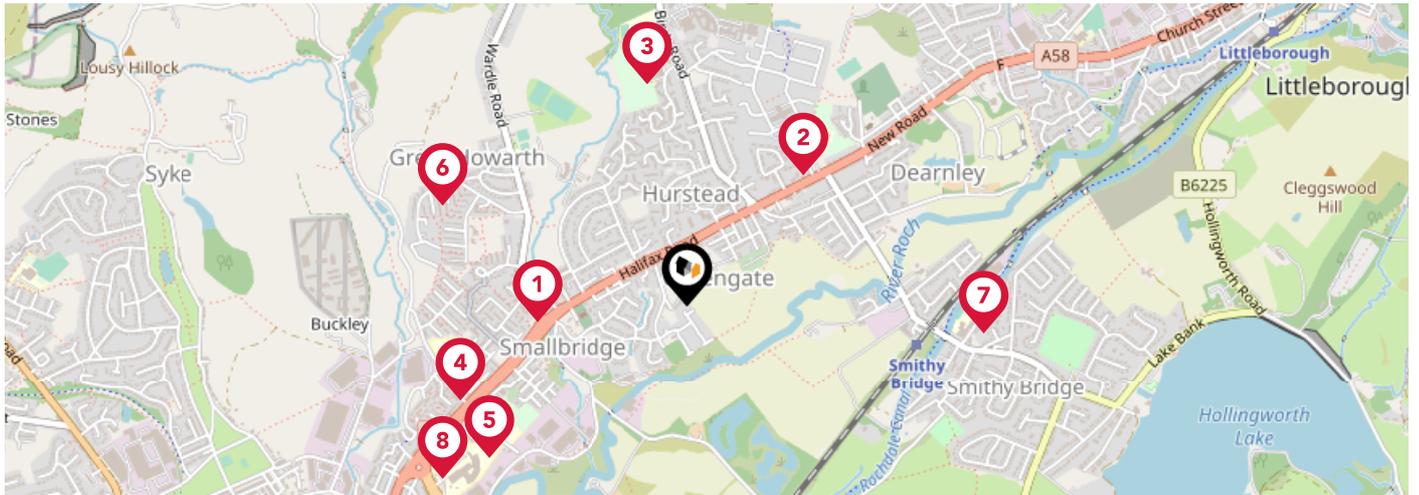
**C**

Valid until 27.01.2024

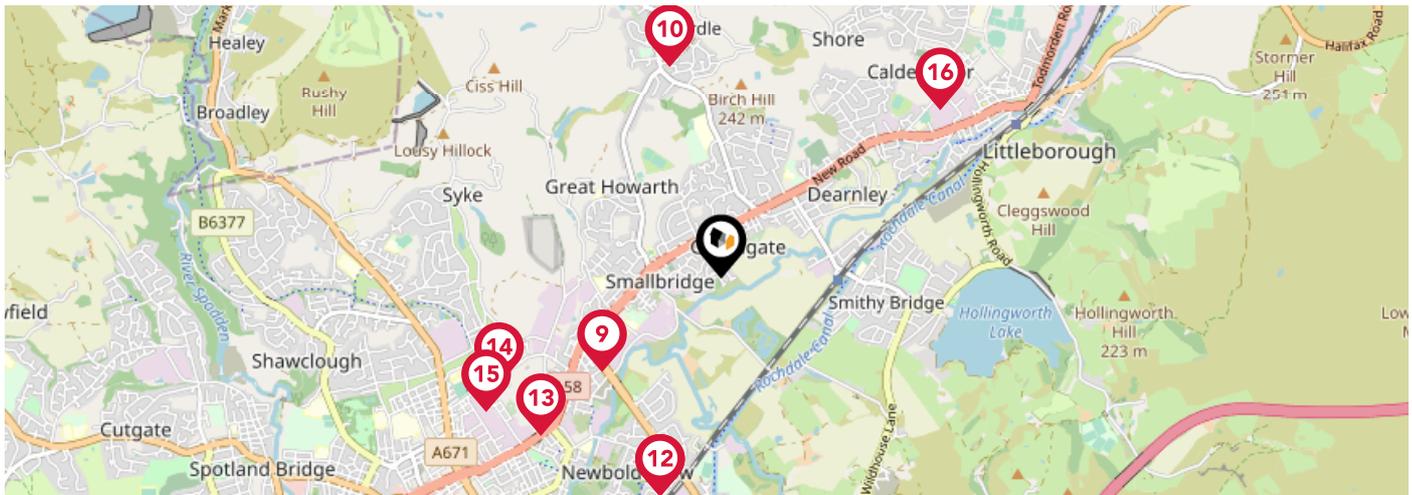
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

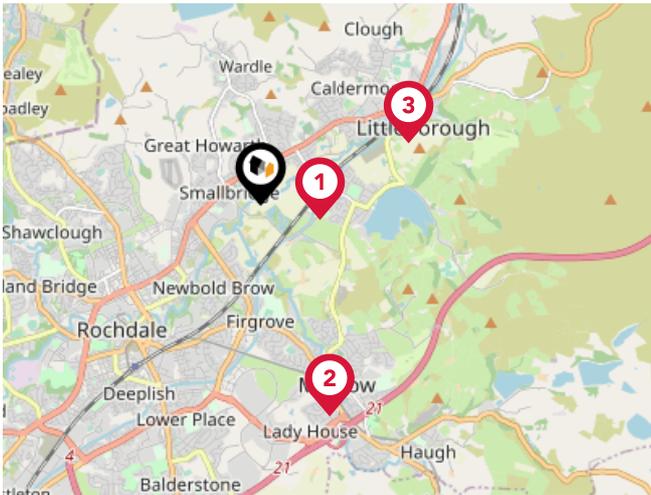
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	None of the above
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>Meadows School</b> Ofsted Rating: Good   Pupils: 10   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Andrew's Church of England Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 428   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wardle Academy</b> Ofsted Rating: Good   Pupils: 1226   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kentmere Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 337   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alice Ingham Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 151   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Great Howarth School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Smithy Bridge Foundation Primary School</b> Ofsted Rating: Outstanding   Pupils: 441   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hamer Community Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

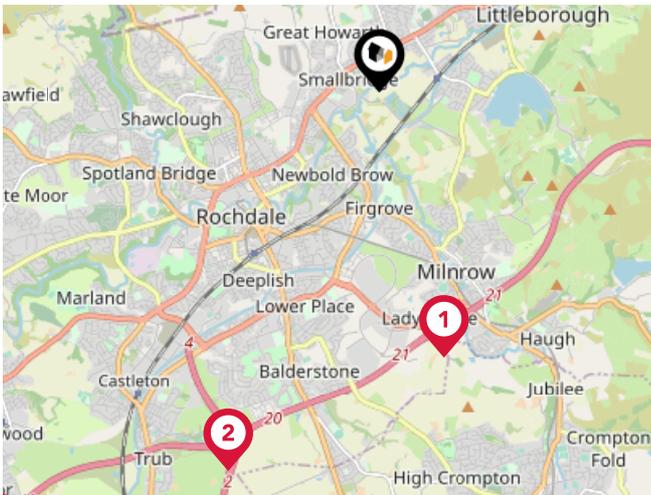


	Nursery	Primary	Secondary	College	Private
<b>Springside</b> Ofsted Rating: Good   Pupils: 116   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St James' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Belfield Community School</b> Ofsted Rating: Good   Pupils: 372   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rochdale Pupil Referral Service</b> Ofsted Rating: Good   Pupils: 139   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heybrook Primary School</b> Ofsted Rating: Good   Pupils: 702   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Patrick's Roman Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 303   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Roman Catholic Primary School, Littleborough</b> Ofsted Rating: Good   Pupils: 231   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



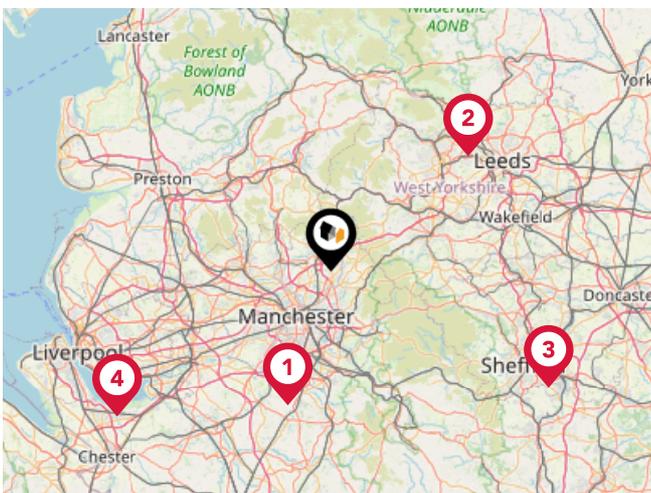
### National Rail Stations

Pin	Name	Distance
1	Smithy Bridge Rail Station	0.54 miles
2	Milnrow Rail Station (closed)	1.96 miles
3	Littleborough Rail Station	1.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	2.41 miles
2	M62 J20	3.59 miles
3	A627(M) J1	5.45 miles
4	M62 J19	5.27 miles
5	M62 J22	4.42 miles

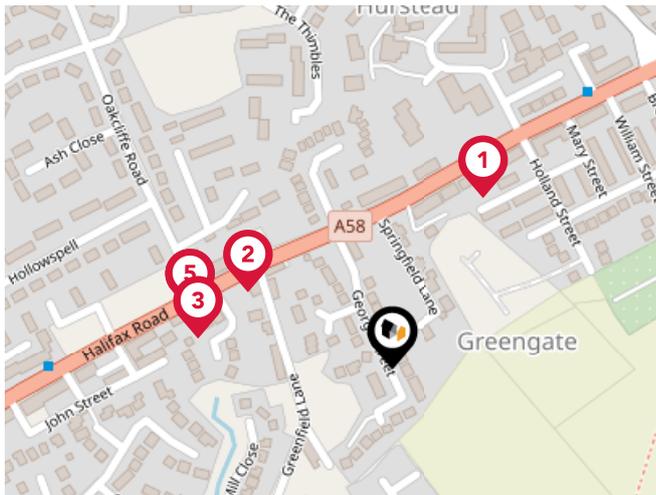


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.88 miles
2	Leeds Bradford International Airport	25 miles
3	Sheffield City Airport	34.78 miles
4	Liverpool John Lennon Airport	36.37 miles

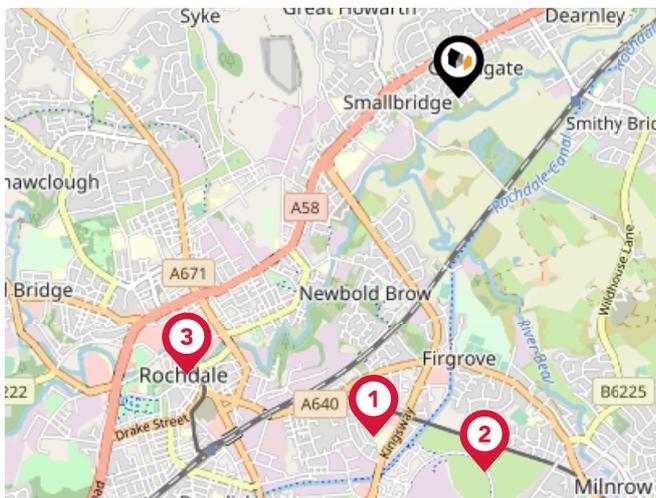
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Braddocks Close	0.11 miles
2	Oakcliffe Road	0.09 miles
3	Oakcliffe Road	0.11 miles
4	Halifax Road	0.11 miles
5	Halifax Road	0.11 miles



### Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	1.54 miles
2	Kingsway Business Park (Manchester Metrolink)	1.66 miles
3	Rochdale Town Centre (Manchester Metrolink)	1.71 miles

<b>43, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	08/07/2022	24/04/2007			
Last Sold Price:	£271,500	£206,950			
<b>2, George Street, Rochdale, OL16 2RR</b>					Flat-maisonette House
Last Sold Date:	08/07/2022	24/10/2007			
Last Sold Price:	£355,000	£299,995			
<b>33, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	25/04/2022	25/08/2006			
Last Sold Price:	£225,000	£201,950			
<b>46, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	07/01/2022	16/02/2018			
Last Sold Price:	£223,000	£195,000			
<b>19, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	11/10/2021	23/02/2007			
Last Sold Price:	£193,000	£201,950			
<b>23, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	27/08/2021	27/07/2007			
Last Sold Price:	£235,000	£208,995			
<b>5, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	11/06/2021	16/04/2021	27/10/2017	01/07/2016	
Last Sold Price:	£109,950	£115,000	£95,000	£48,500	
<b>30, George Street, Rochdale, OL16 2RR</b>					Detached House
Last Sold Date:	03/03/2021	03/05/2007			
Last Sold Price:	£299,950	£309,950			
<b>18, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	04/08/2020				
Last Sold Price:	£175,000				
<b>20, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	03/01/2020	21/12/2006			
Last Sold Price:	£170,000	£201,950			
<b>49, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	04/01/2019	21/12/2006			
Last Sold Price:	£270,000	£300,000			
<b>44, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	31/12/2018	16/04/2010	26/03/2007		
Last Sold Price:	£388,000	£185,000	£181,600		

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

<b>47, George Street, Rochdale, OL16 2RR</b>					Detached House
Last Sold Date:	30/11/2018	08/12/2006			
Last Sold Price:	£270,000	£375,000			
<b>Nirvana House, 59, George Street, Rochdale, OL16 2RR</b>					Detached House
Last Sold Date:	02/02/2018	30/10/2008	20/10/2006		
Last Sold Price:	£232,000	£225,000	£315,995		
<b>3, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	01/02/2018	05/04/2013	28/10/2002	19/06/1998	
Last Sold Price:	£88,000	£87,000	£52,000	£41,000	
<b>31, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	15/12/2017	27/07/2007			
Last Sold Price:	£215,000	£208,995			
<b>17, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	03/11/2017	09/03/2006			
Last Sold Price:	£157,000	£201,950			
<b>40, George Street, Rochdale, OL16 2RR</b>					other House
Last Sold Date:	01/12/2016	17/12/2008	24/08/2007		
Last Sold Price:	£10,000	£200,000	£303,950		
<b>21, George Street, Rochdale, OL16 2RR</b>					Semi-detached House
Last Sold Date:	10/08/2016	17/08/2007			
Last Sold Price:	£140,250	£176,000			
<b>41, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	17/06/2016	27/11/2015	03/09/2010	20/06/2007	
Last Sold Price:	£160,000	£170,000	£136,000	£219,950	
<b>13, George Street, Rochdale, OL16 2RR</b>					Detached House
Last Sold Date:	20/11/2015	27/01/2012	30/09/2011	01/09/2006	
Last Sold Price:	£184,500	£172,000	£179,000	£239,950	
<b>55, George Street, Rochdale, OL16 2RR</b>					Detached House
Last Sold Date:	04/09/2015	25/08/2006			
Last Sold Price:	£260,500	£315,995			
<b>32, George Street, Rochdale, OL16 2RR</b>					other House
Last Sold Date:	22/12/2014	21/12/2007			
Last Sold Price:	£3,902,021	£205,000			
<b>39, George Street, Rochdale, OL16 2RR</b>					Terraced House
Last Sold Date:	03/10/2014				
Last Sold Price:	£158,000				

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

<b>51, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 04/07/2014   17/08/2006	
Last Sold Price: £201,000   £249,950	
<b>35, George Street, Rochdale, OL16 2RR</b>	Semi-detached House
Last Sold Date: 04/07/2014   09/11/2012   16/06/2006	
Last Sold Price: £88,000   £83,762   £97,950	
<b>16, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 26/08/2011   30/08/2005	
Last Sold Price: £242,000   £282,500	
<b>22, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 19/11/2010   26/08/2005	
Last Sold Price: £185,000   £199,950	
<b>27, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 24/10/2007	
Last Sold Price: £185,000	
<b>50, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 28/09/2007	
Last Sold Price: £177,600	
<b>48, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 17/08/2007	
Last Sold Price: £207,000	
<b>36, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 06/07/2007	
Last Sold Price: £300,000	
<b>4, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 29/06/2007	
Last Sold Price: £198,201	
<b>29, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 22/06/2007	
Last Sold Price: £219,950	
<b>15, George Street, Rochdale, OL16 2RR</b>	Semi-detached House
Last Sold Date: 25/05/2007	
Last Sold Price: £168,000	
<b>34, George Street, Rochdale, OL16 2RR</b>	Semi-detached House
Last Sold Date: 02/03/2007	
Last Sold Price: £239,950	

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

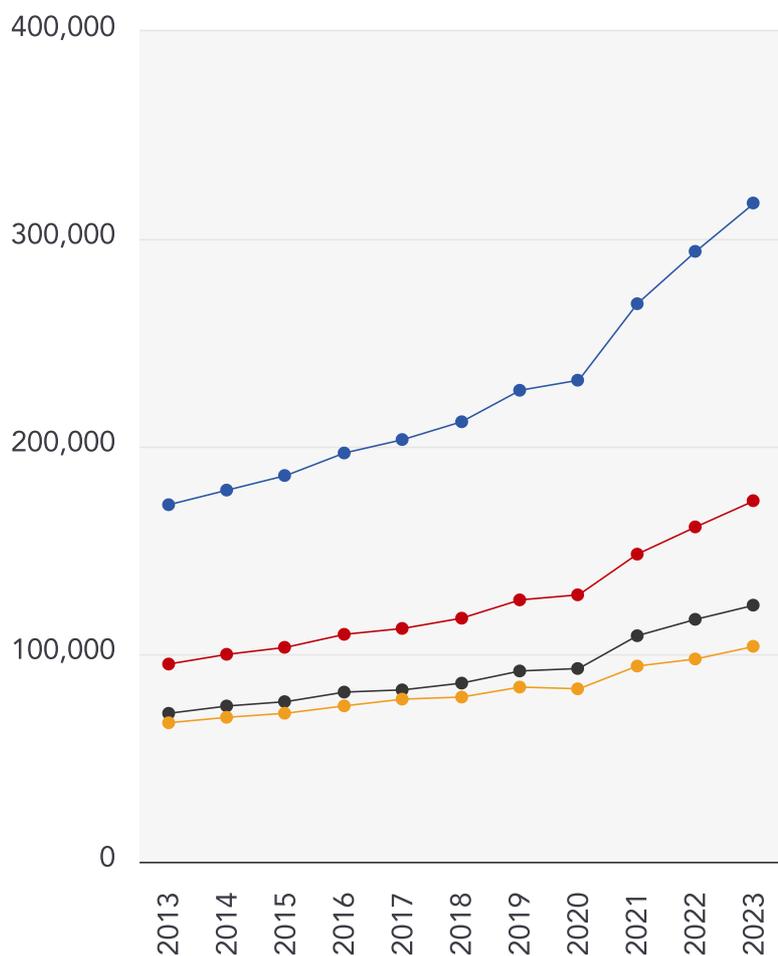
<b>38, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 23/02/2007	
Last Sold Price: £319,550	
<b>14, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 26/01/2007	
Last Sold Price: £239,950	
<b>42, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 26/01/2007	
Last Sold Price: £325,950	
<b>25, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 11/09/2006	
Last Sold Price: £201,950	
<b>53, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 25/08/2006	
Last Sold Price: £234,750	
<b>57, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 25/08/2006	
Last Sold Price: £319,995	
<b>1, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 14/08/2006	
Last Sold Price: £93,500	
<b>45, George Street, Rochdale, OL16 2RR</b>	Semi-detached House
Last Sold Date: 21/07/2006	
Last Sold Price: £195,000	
<b>11, George Street, Rochdale, OL16 2RR</b>	Detached House
Last Sold Date: 23/06/2006	
Last Sold Price: £325,950	
<b>37, George Street, Rochdale, OL16 2RR</b>	Semi-detached House
Last Sold Date: 14/06/2006	
Last Sold Price: £97,950	
<b>26, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 05/05/2006	
Last Sold Price: £97,950	
<b>28, George Street, Rochdale, OL16 2RR</b>	Terraced House
Last Sold Date: 28/04/2006	
Last Sold Price: £97,800	

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

<b>8, George Street, Rochdale, OL16 2RR</b>		Terraced House
Last Sold Date:	27/04/2006	
Last Sold Price:	£199,950	
<b>24, George Street, Rochdale, OL16 2RR</b>		Flat-maisonette House
Last Sold Date:	13/04/2006	
Last Sold Price:	£97,950	

**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 OL16



Detached

**+84.5%**

Semi-Detached

**+82.62%**

Terraced

**+72.86%**

Flat

**+54.98%**



### Martin & Co

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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

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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.



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## Important - Please Read

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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office  
Agency

