

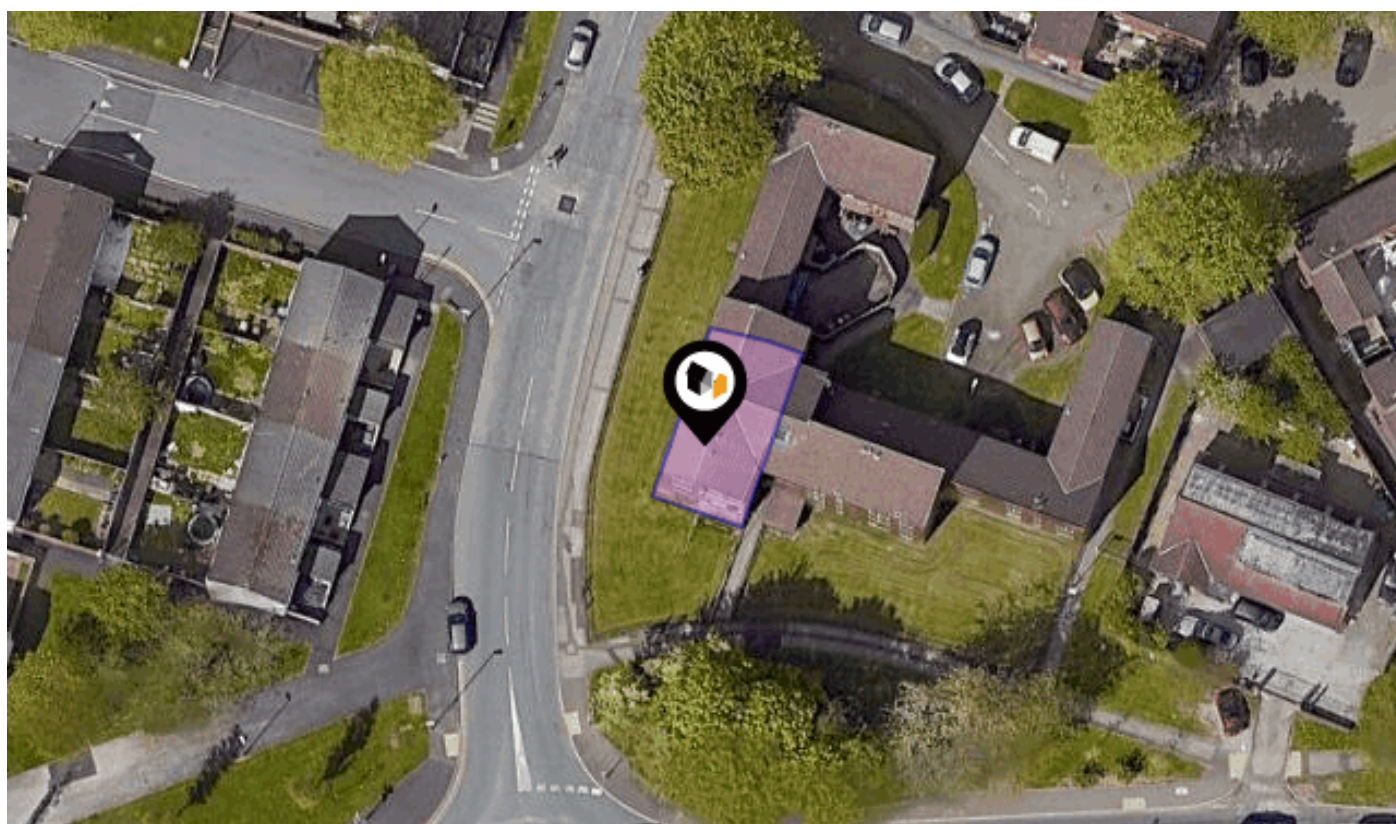


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 22nd October 2024



WHITSTABLE CLOSE, CHADDERTON, OLDHAM, OL9

Martin & Co

15B Cheetham St Rochdale OL16 1DG

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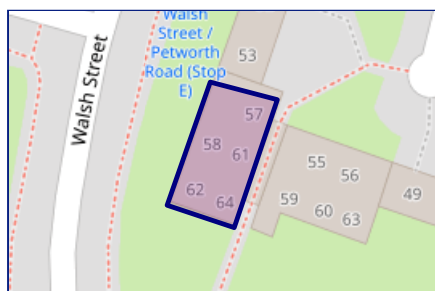


Freehold Title Plan



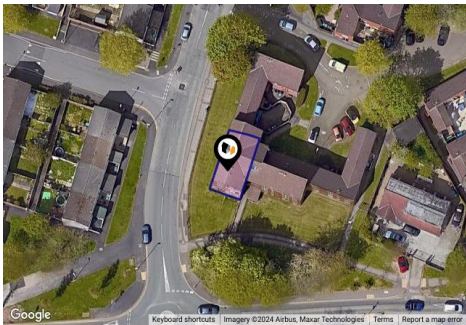
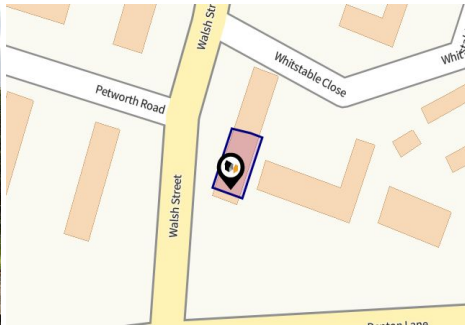
MAN185153

Leasehold Title Plan



MAN33800

Start Date: 30/10/2005
End Date: 31/10/2130
Lease Term: 125 years from 31 October 2005
Term Remaining: 106 years



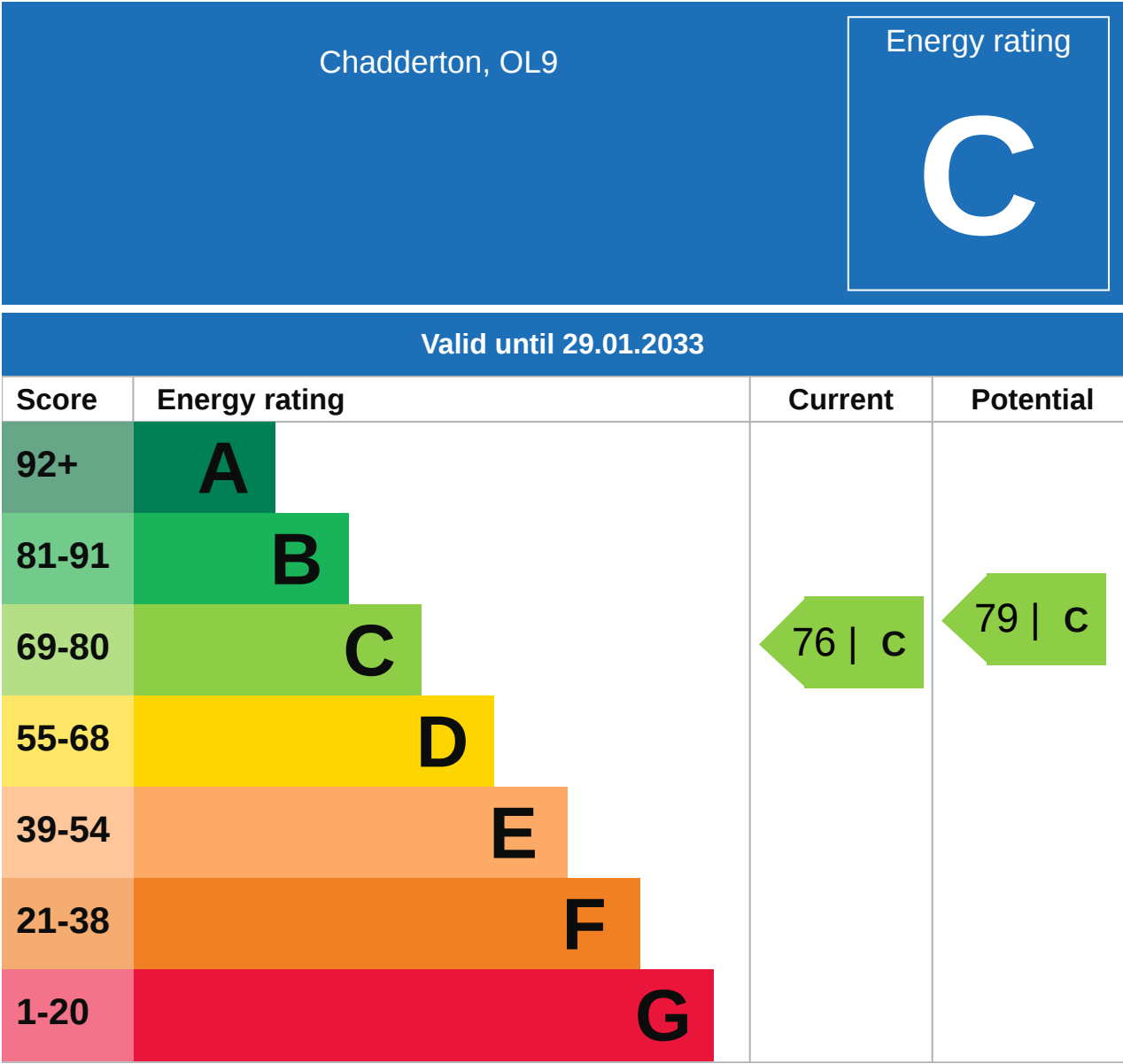
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	30/10/2005
Floor Area:	570 ft ² / 53 m ²	End Date:	31/10/2130
Plot Area:	0.03 acres	Lease Term:	125 years from 31 October 2005
Year Built :	1983-1990	Term Remaining:	106 years
Council Tax :	Band A		
Annual Estimate:	£1,554		
Title Number:	MAN33800		

Local Area

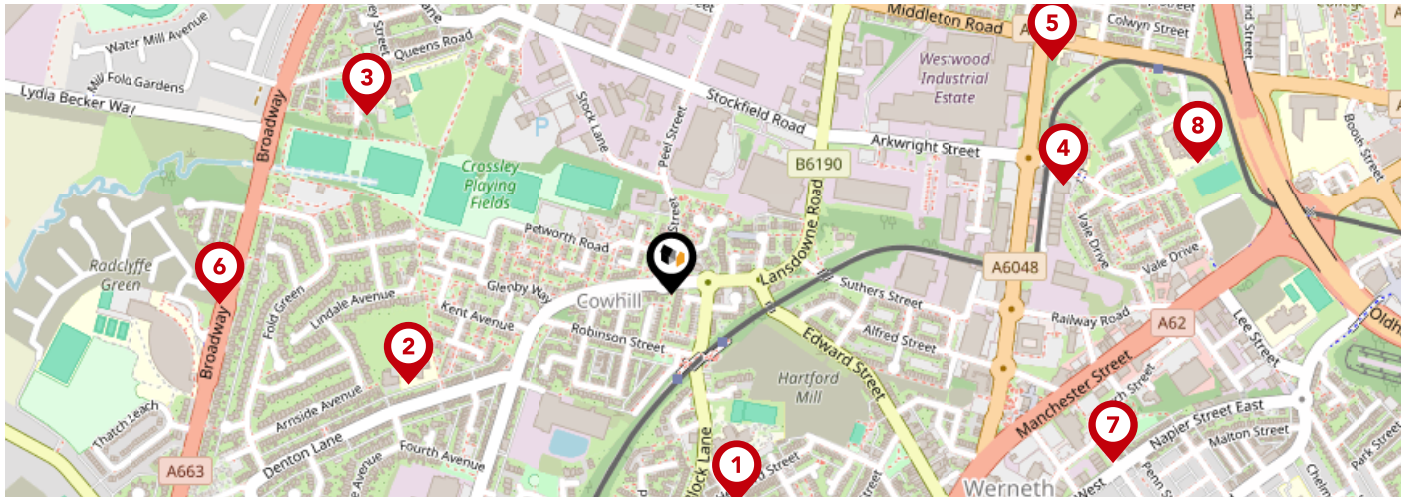
Local Authority:	Oldham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	7	66	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

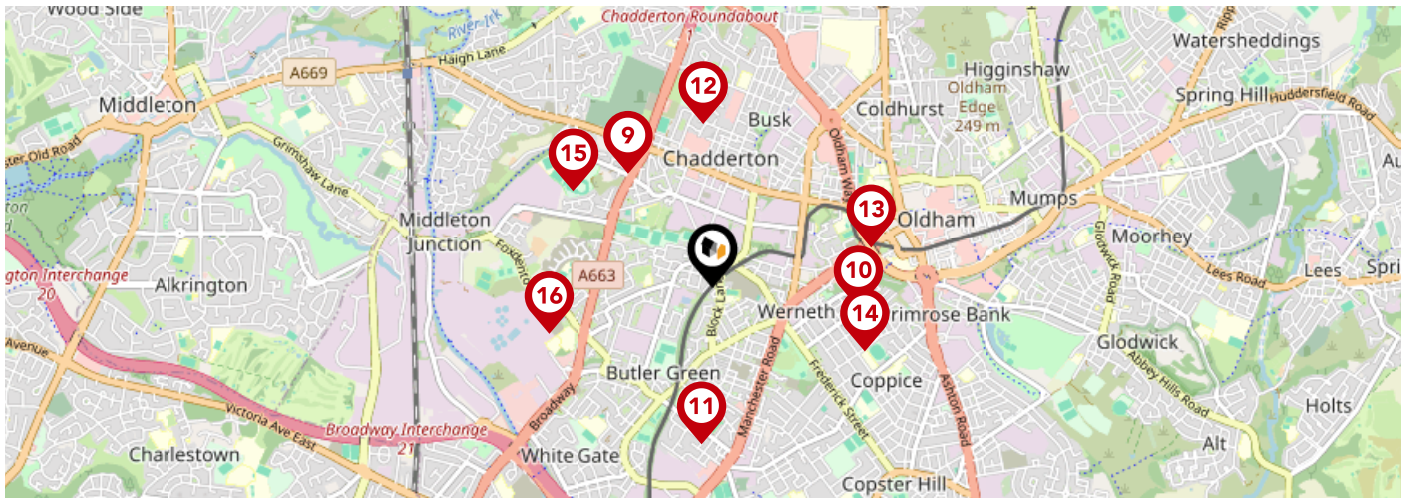


Additional EPC Data

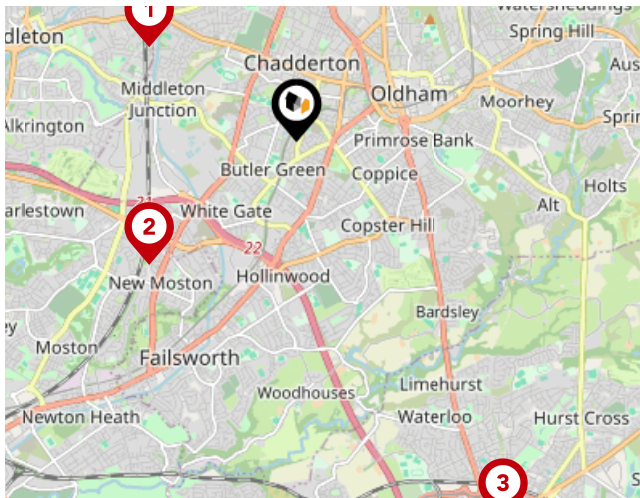
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²



		Nursery	Primary	Secondary	College	Private
1	Freehold Community Academy Ofsted Rating: Good Pupils: 453 Distance:0.24	☐	☒	☐	☐	☐
2	Christ Church CofE Primary School Ofsted Rating: Good Pupils: 269 Distance:0.31	☐	☒	☐	☐	☐
3	St Luke's CofE Primary School Ofsted Rating: Good Pupils: 195 Distance:0.39	☐	☒	☐	☐	☐
4	Westwood High Ofsted Rating: Good Pupils: 353 Distance:0.45	☐	☐	☒	☐	☐
5	Westwood Academy Ofsted Rating: Outstanding Pupils: 229 Distance:0.49	☐	☒	☐	☐	☐
6	Blessed John Henry Newman Roman Catholic College Ofsted Rating: Requires improvement Pupils: 1501 Distance:0.5	☐	☐	☒	☐	☐
7	Darul Hadis Latifah Northwest Ofsted Rating: Good Pupils: 86 Distance:0.52	☐	☐	☒	☐	☐
8	Richmond Academy Ofsted Rating: Good Pupils: 424 Distance:0.6	☐	☒	☐	☐	☐

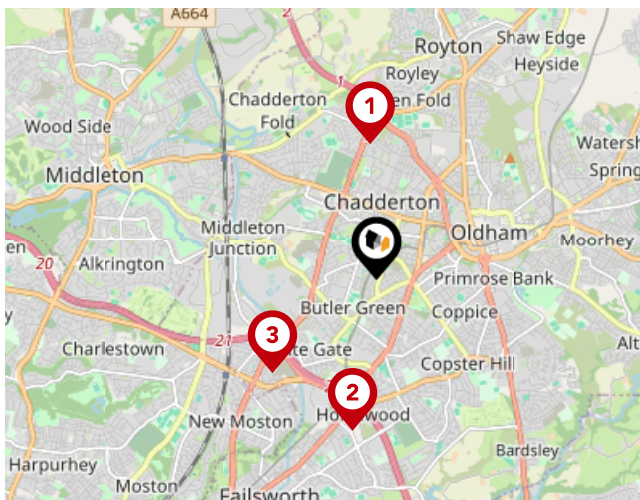


		Nursery	Primary	Secondary	College	Private
	St Herbert's RC School Ofsted Rating: Good Pupils: 333 Distance:0.62	☐	☒	☐	☐	☐
	St Patrick's RC Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.65	☐	☒	☐	☐	☐
	Stanley Road Primary School Ofsted Rating: Good Pupils: 453 Distance:0.7	☐	☒	☐	☐	☐
	Bare Trees Primary School Ofsted Rating: Outstanding Pupils: 664 Distance:0.72	☐	☒	☐	☐	☐
	The Brian Clarke Church of England Academy Ofsted Rating: Not Rated Pupils: 480 Distance:0.72	☐	☐	☒	☐	☐
	St Thomas CofE Primary School Ofsted Rating: Good Pupils: 494 Distance:0.73	☐	☒	☐	☐	☐
	The Radclyffe School Ofsted Rating: Good Pupils: 1475 Distance:0.74	☐	☐	☒	☐	☐
	Kingfisher Special School Ofsted Rating: Outstanding Pupils: 210 Distance:0.75	☐	☒	☐	☐	☐



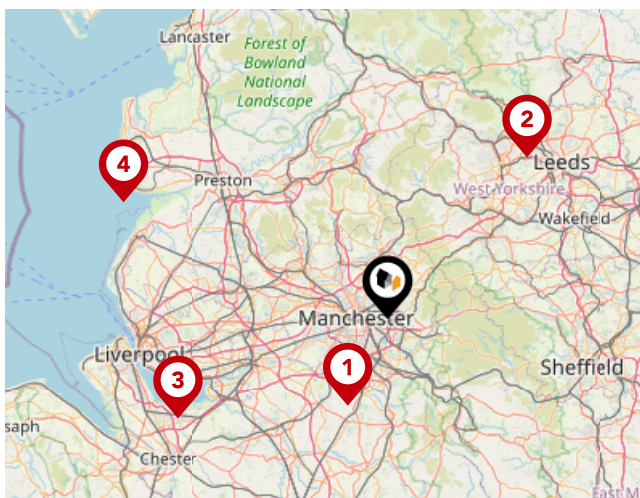
National Rail Stations

Pin	Name	Distance
1	Mills Hill (Manchester) Rail Station	1.55 miles
2	Moston Rail Station	1.69 miles
3	Ashton-under-Lyne Rail Station	3.8 miles



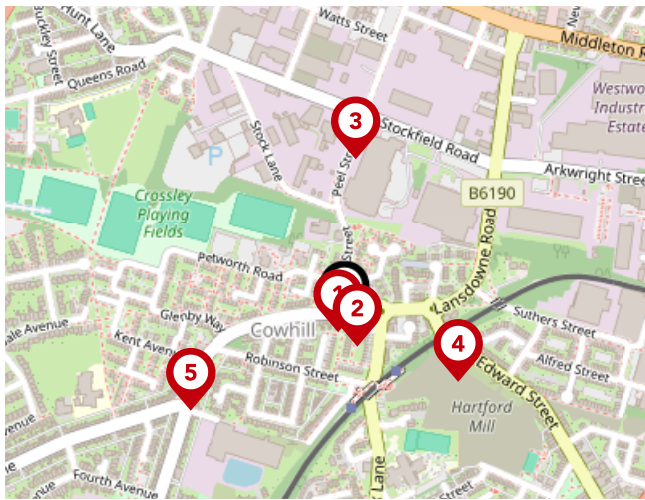
Trunk Roads/Motorways

Pin	Name	Distance
1	A627(M) J1	1.2 miles
2	M60 J22	1.34 miles
3	M60 J21	1.23 miles
4	M62 J20	3.38 miles
5	M60 J23	4.37 miles



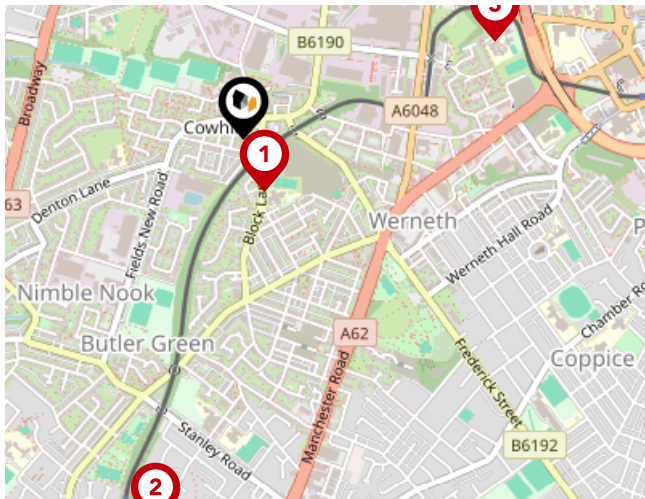
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	13.42 miles
2	Leeds Bradford Airport	30.06 miles
3	Speke	32.64 miles
4	Highfield	40.53 miles



Bus Stops/Stations

Pin	Name	Distance
1	Petworth Road	0.01 miles
2	Block Lane	0.03 miles
3	Stockfield Road	0.18 miles
4	Peak Street	0.14 miles
5	Robinson Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Freehold (Manchester Metrolink)	0.12 miles
2	South Chadderton (Manchester Metrolink)	0.87 miles
3	Westwood (Manchester Metrolink)	0.59 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

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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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