

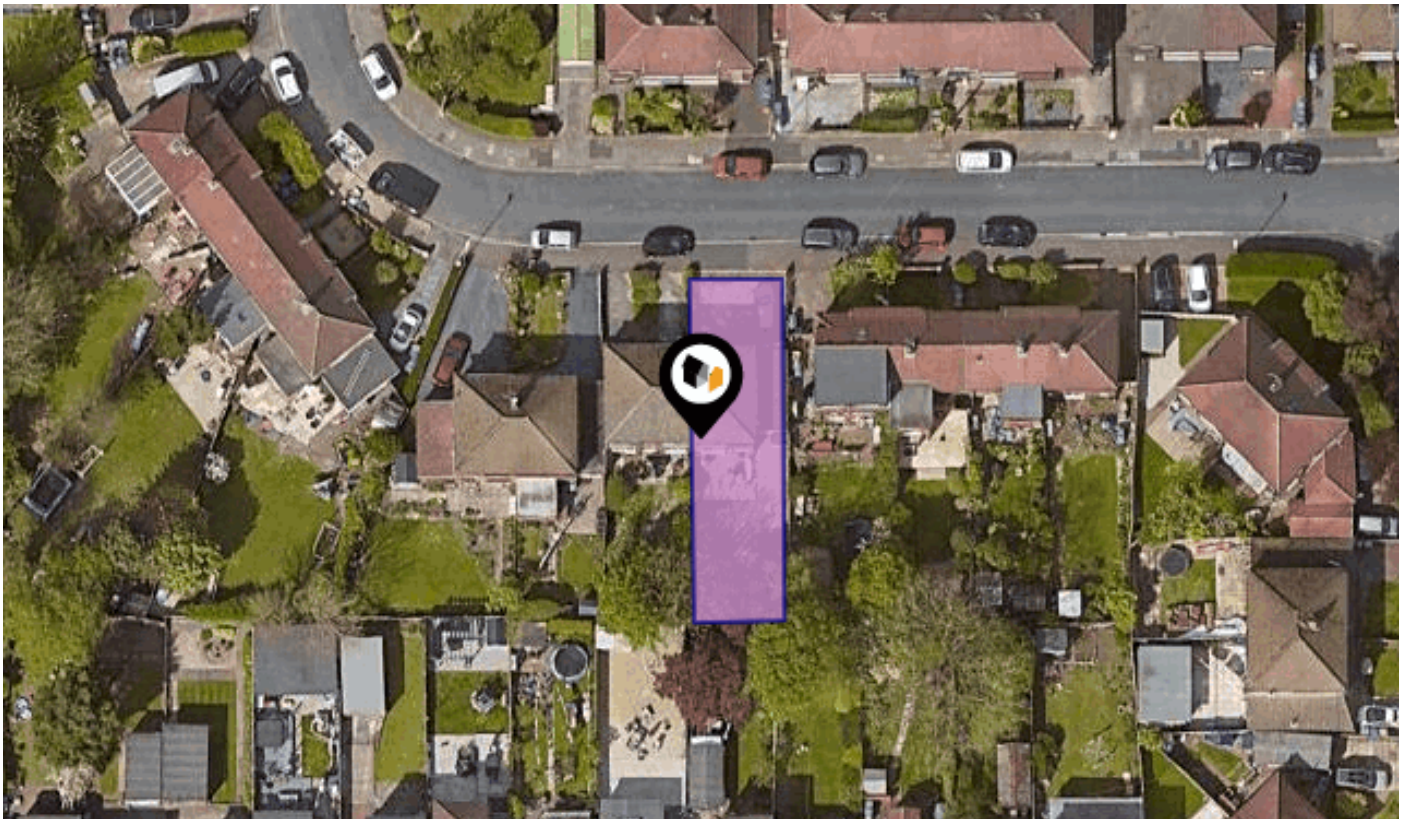


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th December 2024



RUTHIN AVENUE, MIDDLETON, MANCHESTER, M24

Martin & Co

15B Cheetham St Rochdale OL16 1DG

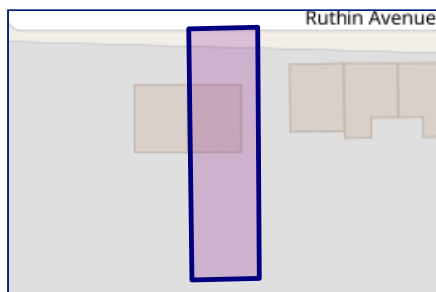
01706 648277

rochdale@martinco.com

rochdale.martinco.com

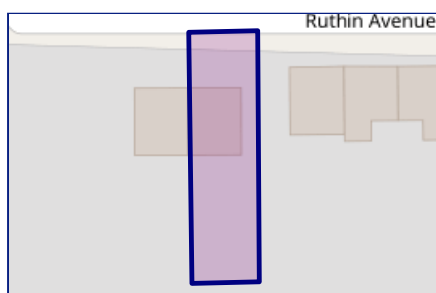


Multiple Freehold Title Plans Detected

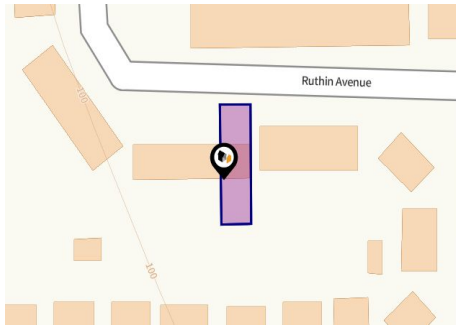


MAN290010

Multiple Freehold Title Plans Detected



MAN174581



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,071
Title Number:	MAN290010

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	202 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *14 Ruthin Avenue Middleton Manchester M24 1FR*

Reference - 14/00969/HOUS	
Decision:	Decided
Date:	05th August 2014
Description:	Proposed loft conversion with rear dormer window and change of existing hipped roof over house to gable ended roof

Ruthin Avenue, Middleton, M24

Energy rating

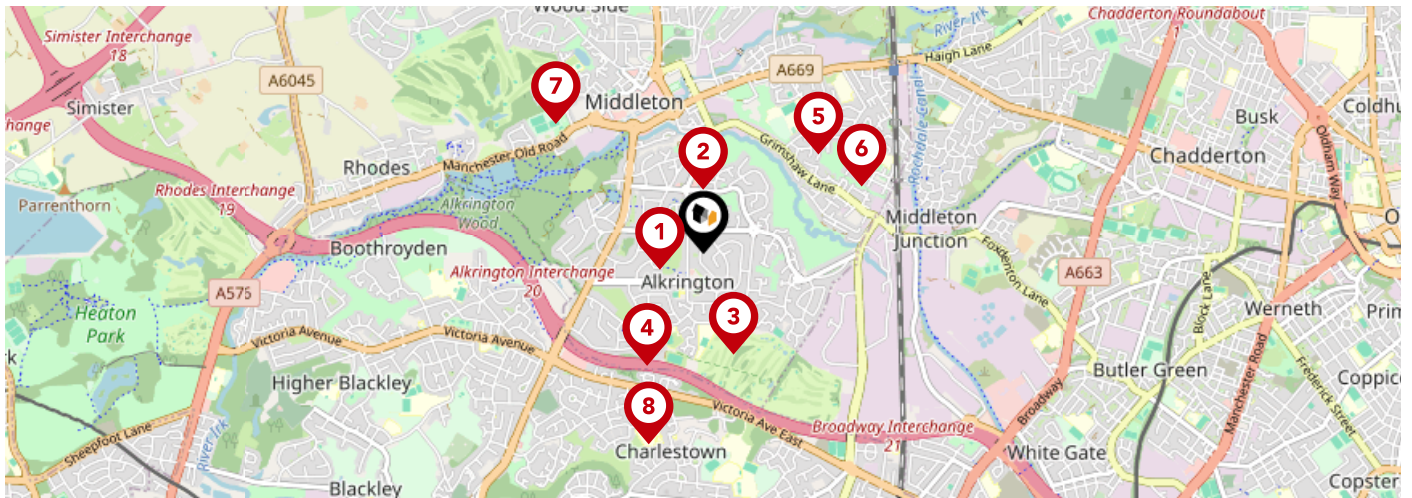
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Valid until 04.03.2029

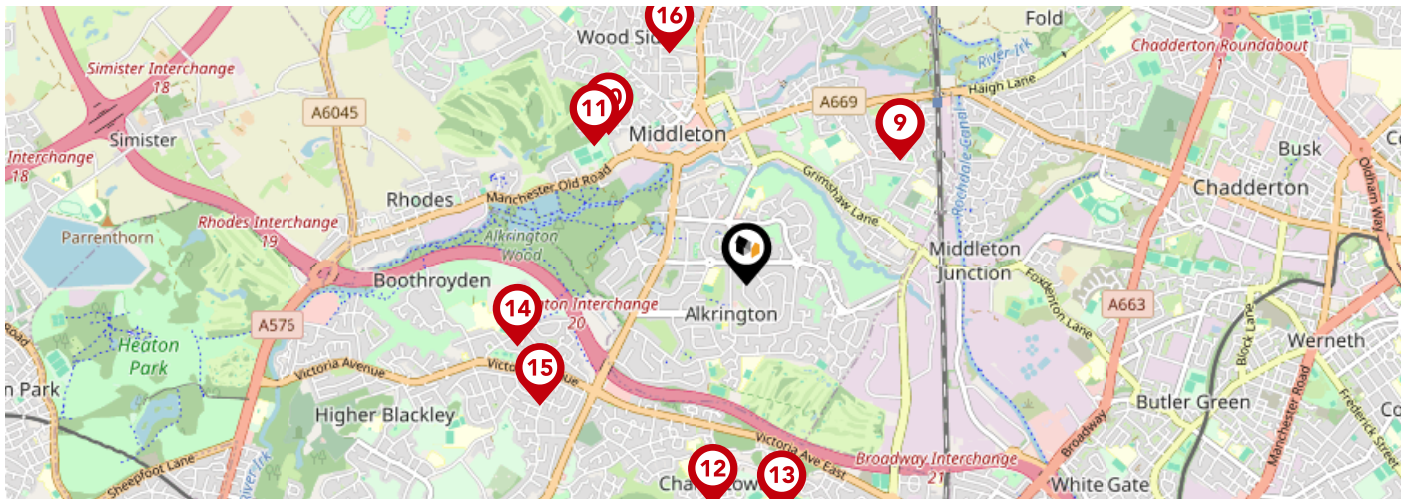
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

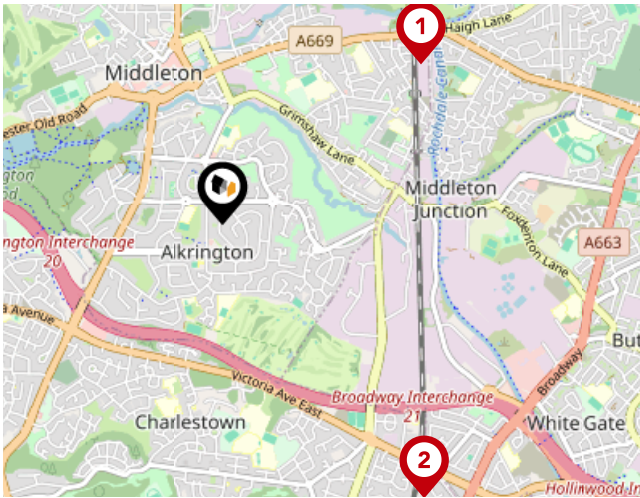
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	78 m ²



		Nursery	Primary	Secondary	College	Private
Alkrington Primary School Ofsted Rating: Good Pupils: 508 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Peter's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 216 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Thomas More Roman Catholic Primary School, Middleton, Rochdale Ofsted Rating: Good Pupils: 331 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Michael's Church of England Primary School, Alkrington Ofsted Rating: Requires improvement Pupils: 211 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Middleton Technology School Ofsted Rating: Good Pupils: 1341 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Gabriel's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sunny Brow Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crosslee Community Primary School Ofsted Rating: Not Rated Pupils: 428 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

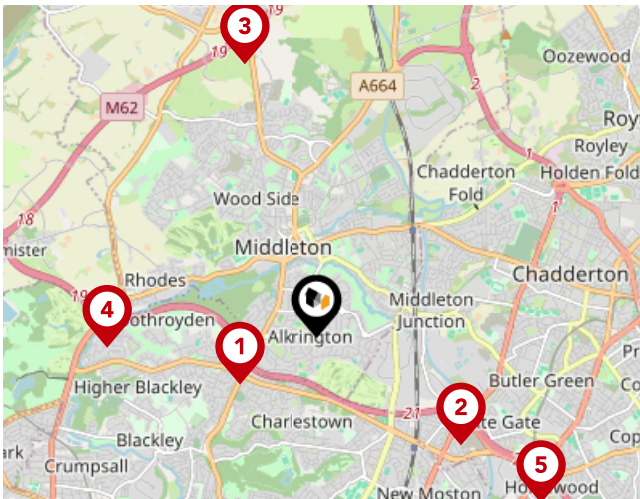


	Nursery	Primary	Secondary	College	Private
Elm Wood Primary School Ofsted Rating: Good Pupils: 432 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parkfield Primary School Ofsted Rating: Good Pupils: 217 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elizabeth House School Ofsted Rating: Good Pupils: 5 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John Bosco RC Primary School Ofsted Rating: Requires improvement Pupils: 223 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-op Academy North Manchester Ofsted Rating: Good Pupils: 1259 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meade Hill School Ofsted Rating: Good Pupils: 172 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E-ACT Blackley Academy Ofsted Rating: Good Pupils: 438 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton Parish Church School Ofsted Rating: Good Pupils: 437 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



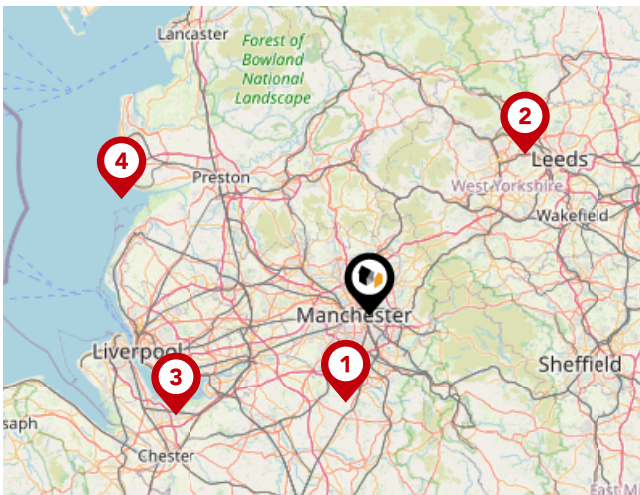
National Rail Stations

Pin	Name	Distance
1	Mills Hill (Manchester) Rail Station	1.13 miles
2	Moston Rail Station	1.5 miles
3	Castleton (Manchester) Rail Station	3.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J20	0.8 miles
2	M60 J21	1.59 miles
3	M62 J19	2.49 miles
4	M60 J19	1.85 miles
5	M60 J22	2.45 miles

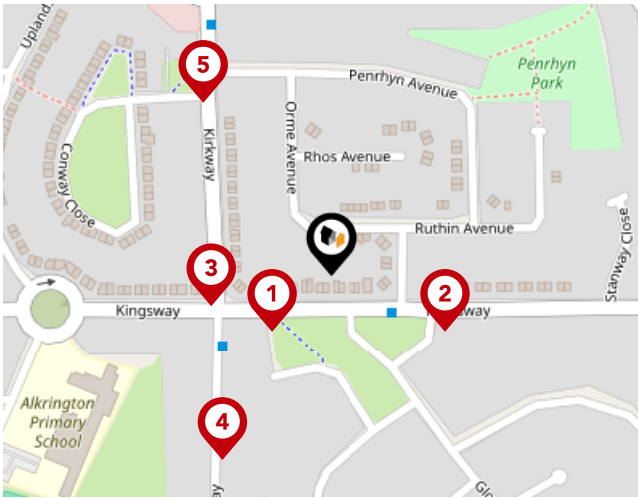


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	12.8 miles
2	Leeds Bradford Airport	31.43 miles
3	Speke	30.73 miles
4	Highfield	38.49 miles

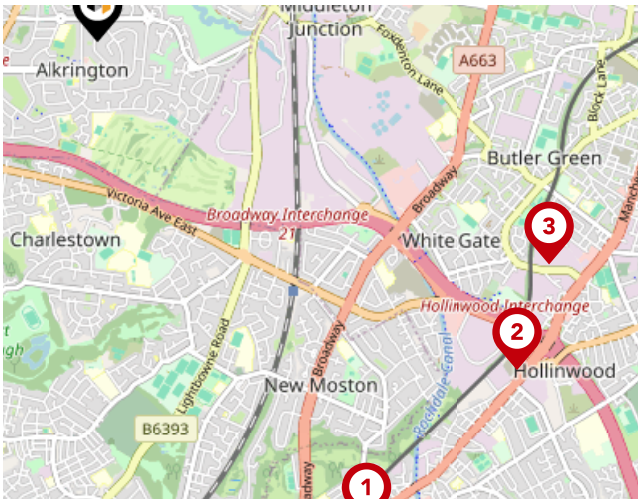
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gloucester Road	0.05 miles
2	Colwyn Avenue	0.07 miles
3	Kingsway	0.07 miles
4	Kingsway	0.12 miles
5	Conway Close	0.12 miles



Local Connections

Pin	Name	Distance
1	Failsworth (Manchester Metrolink)	2.44 miles
2	Hollinwood (Manchester Metrolink)	2.35 miles
3	South Chadderton (Manchester Metrolink)	2.22 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!



/martincouk



/MartinCoUK



/martinco_uk



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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

