

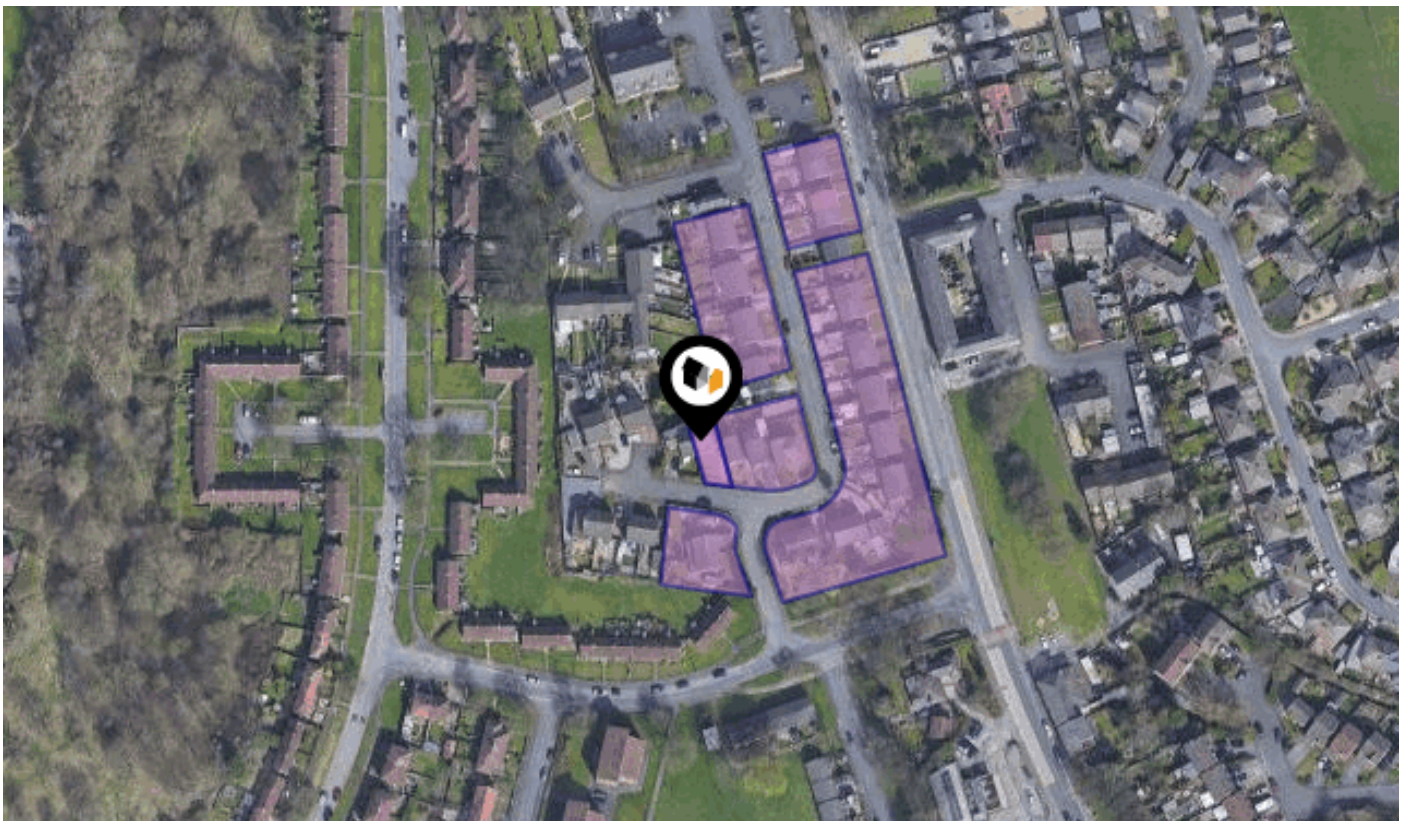


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th February 2024



MELBOURNE CLOSE, ROCHDALE, OL11

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Introduction

Our Comments

Hi There!

Are you interested in our property at Melbourne Close?

Take a look through this report, any questions please call us on 01706 648 277.

Kind regards

Abby



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	1.81 acres		
Council Tax :	Band B		
Annual Estimate:	£1,641		
Title Number:	GM2230		
UPRN:	23066063		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	126 mb/s	1000 mb/s

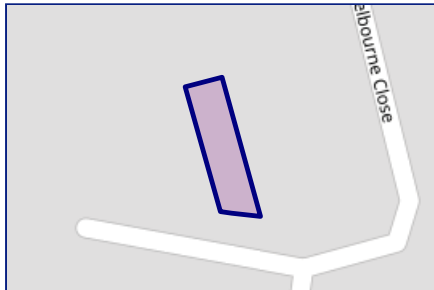
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

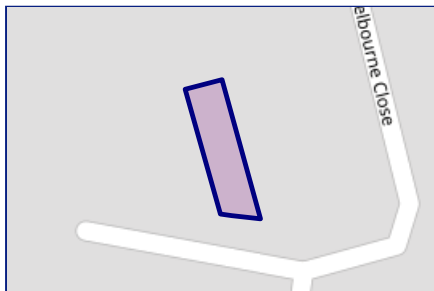


Multiple Freehold Title Plans Detected



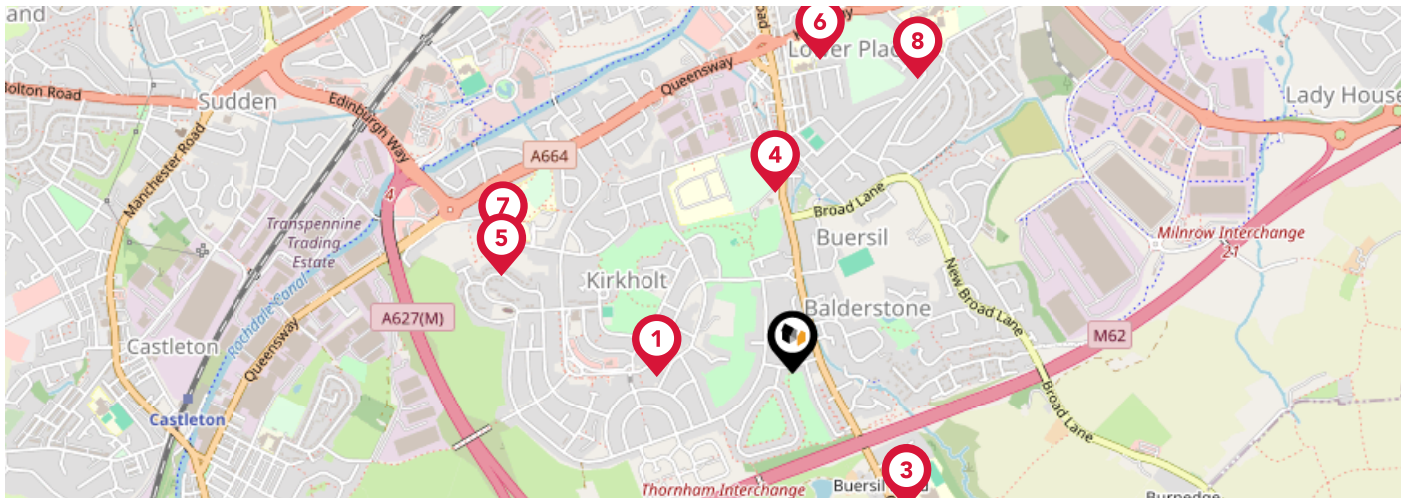
GM2230

Multiple Freehold Title Plans Detected

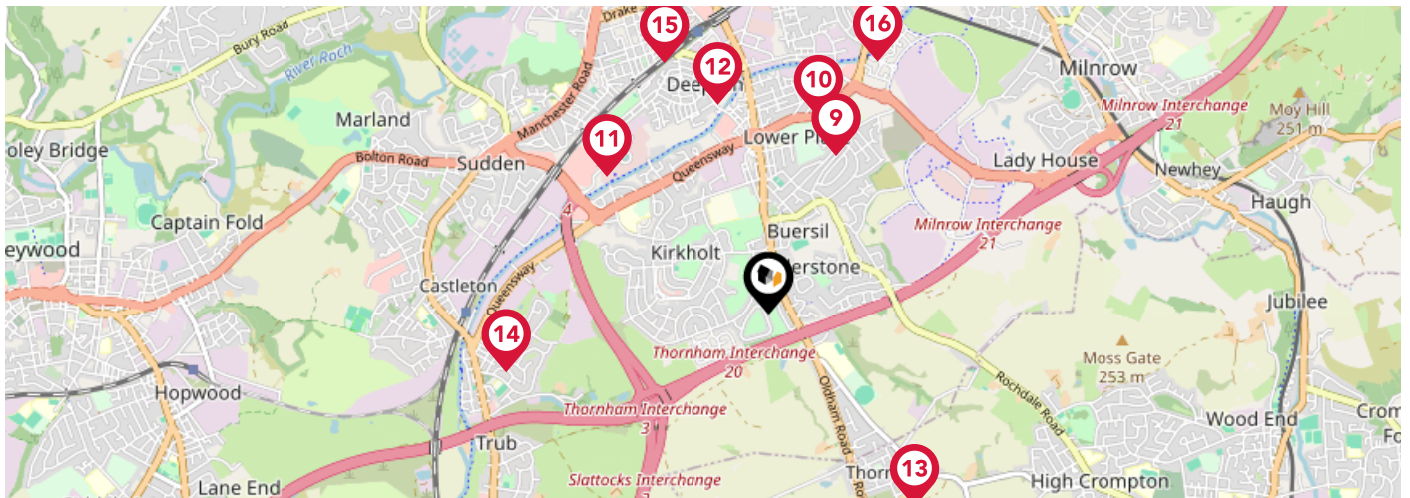


GM45022

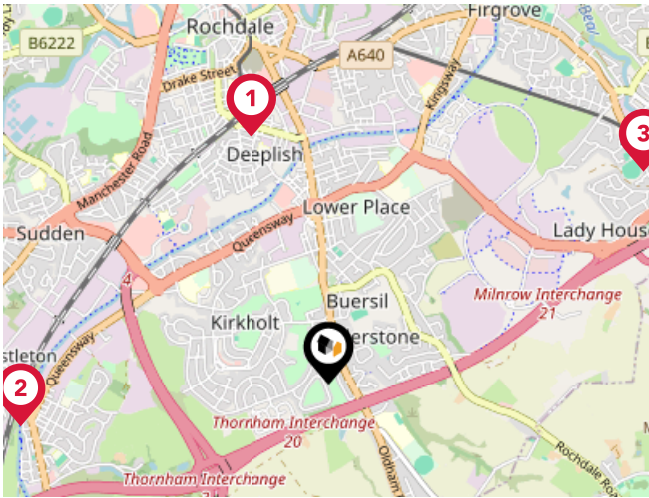




	Nursery	Primary	Secondary	College	Private
<p>1 Holy Family Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 235 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Cuthbert's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Cuthbert's RC High School Ofsted Rating: Requires Improvement Pupils: 1112 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Mary's Church of England Primary School, Balderstone Ofsted Rating: Good Pupils: 209 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Sandbrook Community Primary School Ofsted Rating: Requires Improvement Pupils: 629 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Lowerplace Primary School Ofsted Rating: Good Pupils: 497 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Sandbrook Community Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Kingsway Park High School Ofsted Rating: Good Pupils: 1225 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

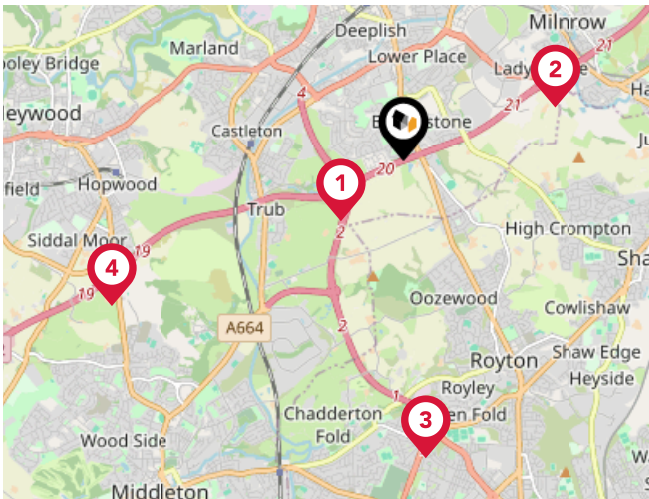


		Nursery	Primary	Secondary	College	Private
	Kingsway Park High School Ofsted Rating: Good Pupils: 1341 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 457 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashfield Valley Primary School Ofsted Rating: Good Pupils: 232 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deeplish Primary Academy Ofsted Rating: Good Pupils: 457 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thornham St James CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castleton Primary School Ofsted Rating: Good Pupils: 305 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 245 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Roman Catholic Primary School Rochdale Ofsted Rating: Good Pupils: 229 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



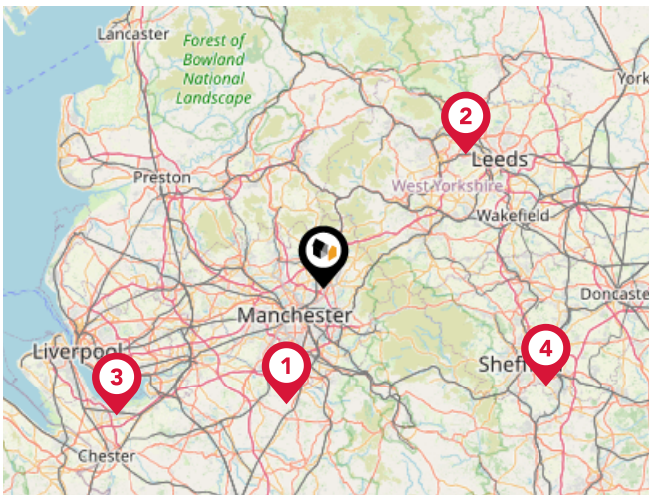
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.14 miles
2	Castleton (Manchester) Rail Station	1.37 miles
3	Milnrow Rail Station (closed)	1.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	0.76 miles
2	M62 J21	1.42 miles
3	A627(M) J1	2.63 miles
4	M62 J19	2.86 miles
5	M60 J21	4.69 miles

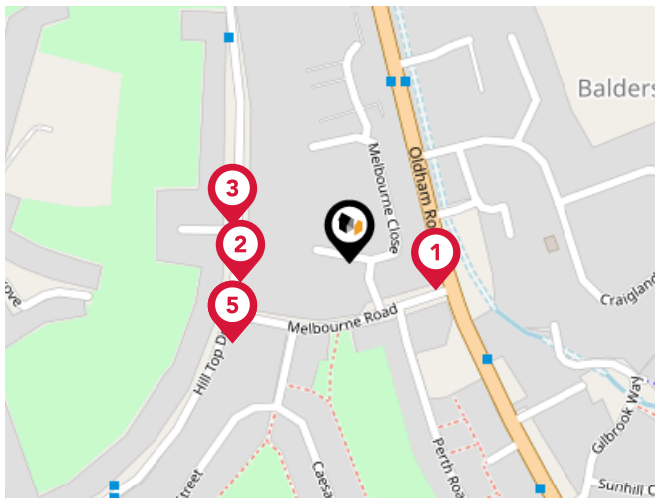


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.98 miles
2	Leeds Bradford International Airport	27.46 miles
3	Liverpool John Lennon Airport	34.21 miles
4	Sheffield City Airport	34.26 miles

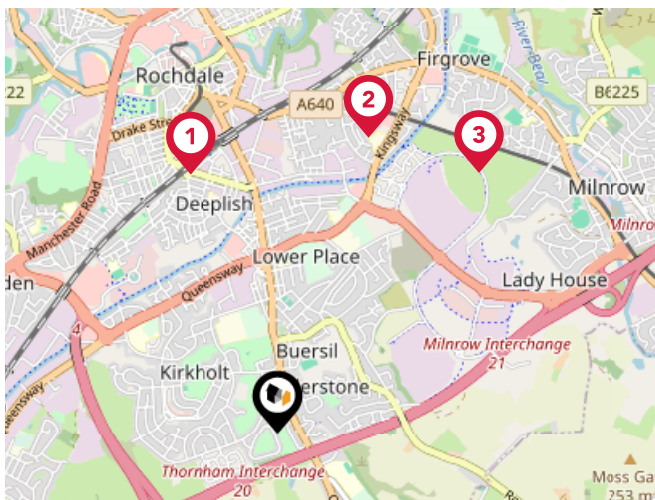
Area

Transport (Local)



Bus Stops/Stations

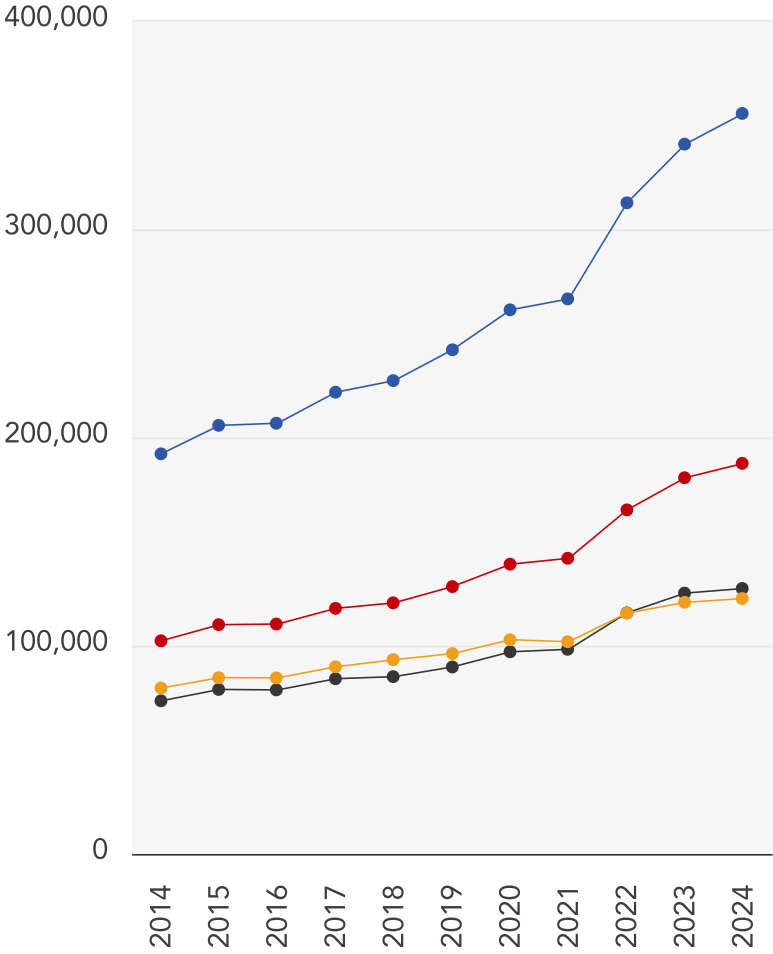
Pin	Name	Distance
1	Melbourne Road	0.05 miles
2	Melbourne Road	0.06 miles
3	Melbourne Road	0.07 miles
4	Melbourne Road (to def route)	0.08 miles
5	Melbourne Road (to def route)	0.08 miles



Local Connections

Pin	Name	Distance
1	Rochdale Railway Station (Manchester Metrolink)	1.2 miles
2	Newbold (Manchester Metrolink)	1.37 miles
3	Kingsway Business Park (Manchester Metrolink)	1.45 miles

10 Year History of Average House Prices by Property Type in OL11



Detached

+85.06%

Semi-Detached

+83.24%

Flat

+53.92%

Terraced

+73.33%



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.



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Valuation Office
Agency

