

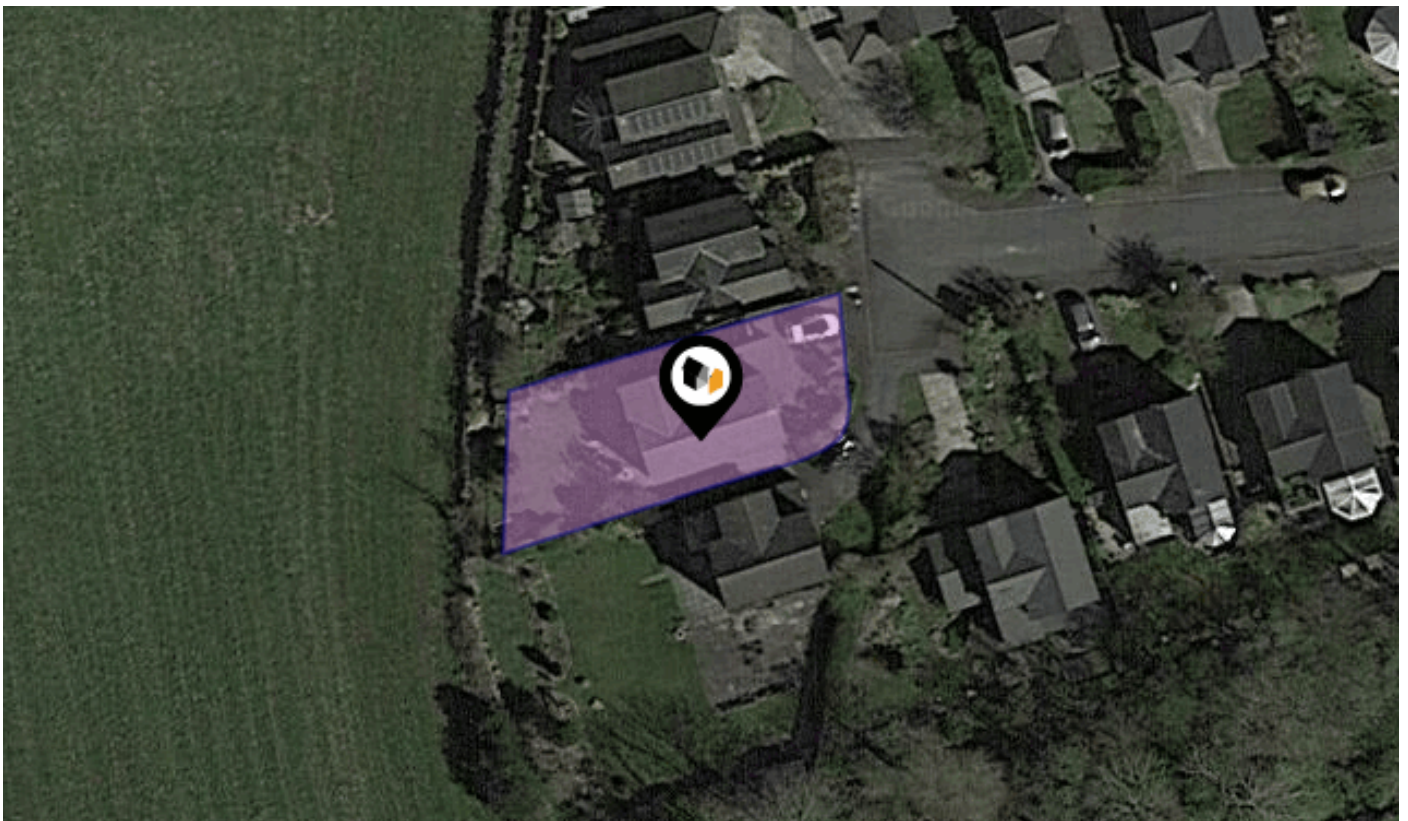


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th July 2023



53, STONEHILL DRIVE, ROCHDALE, OL12 7JN

OIRO : £429,950

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.

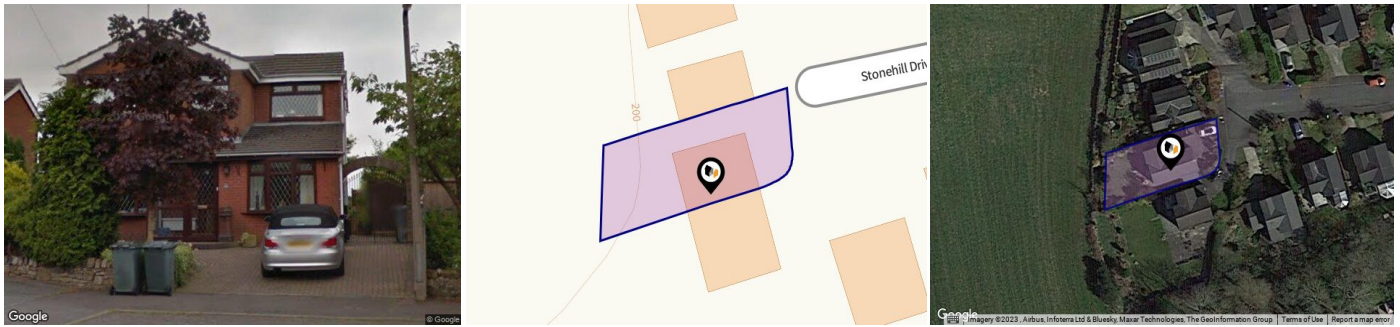
Should you have any questions or would like to arrange a viewing please contact our office on

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

Type:	Detached	OIRO:	£429,950
Bedrooms:	5	Tenure:	Leasehold
Floor Area:	2,045 ft ² / 190 m ²	Start Date:	27/08/1975
Plot Area:	0.09 acres	End Date:	01/10/2968
Year Built :	1976-1982	Lease Term:	999 years from 1 October 1969
Council Tax :	Band E	Term Remaining:	945 years
Annual Estimate:	£2,579		
Title Number:	GM48455		
UPRN:	23043606		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29 mb/s	75 mb/s	- mb/s

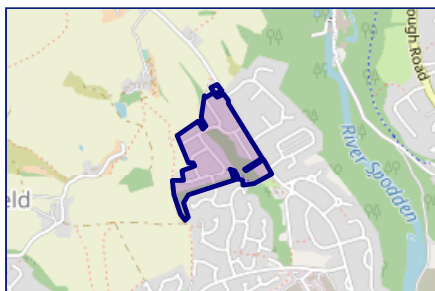
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

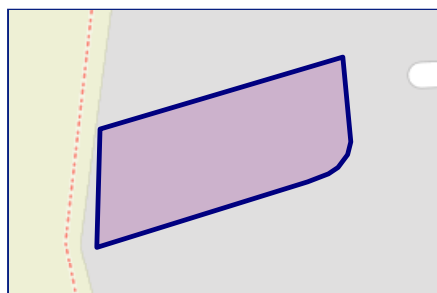


Freehold Title Plan



LA135200

Leasehold Title Plan



GM48455

Start Date: 27/08/1975
End Date: 01/10/2968
Lease Term: 999 years from 1 October 1969
Term Remaining: 945 years

53, Stonehill Drive, OL12 7JN

Energy rating

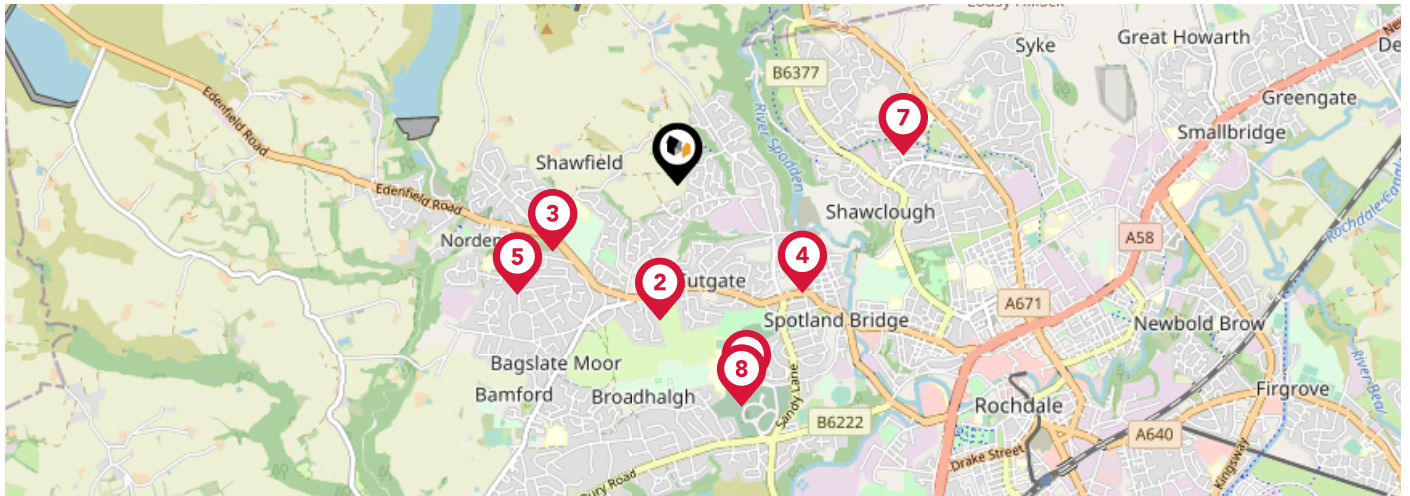
D

Valid until 18.10.2024

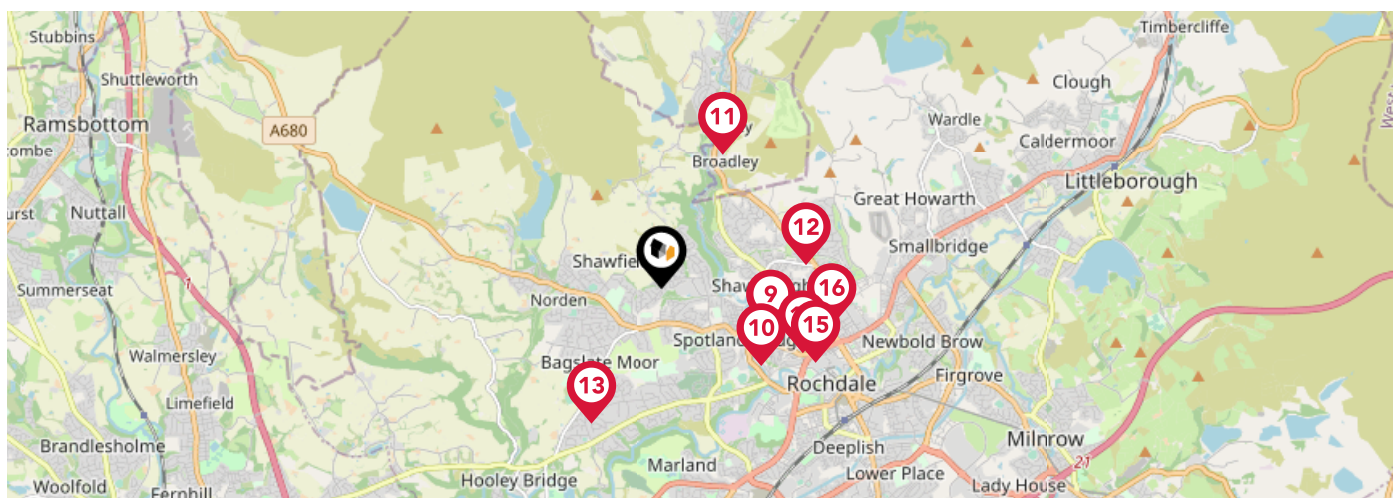
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

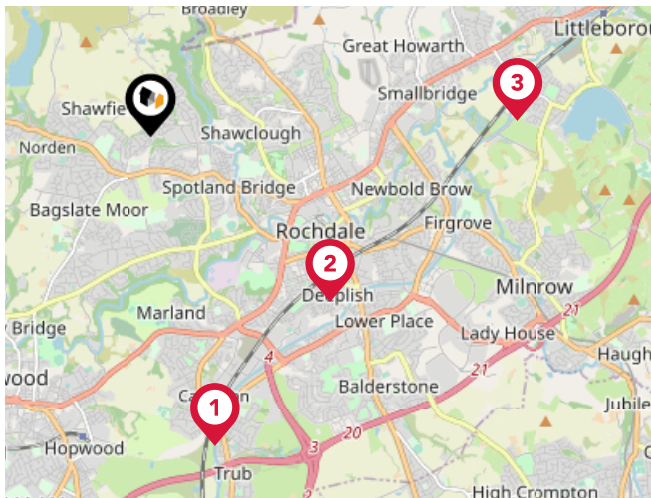
Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and boiler energy manager
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	190 m ²



		Nursery	Primary	Secondary	College	Private
1	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 408 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Norden Community Primary School Ofsted Rating: Good Pupils: 413 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meanwood Community Nursery and Primary School Ofsted Rating: Requires Improvement Pupils: 421 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whittaker Moss Primary School Ofsted Rating: Outstanding Pupils: 398 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oulder Hill Community School and Language College Ofsted Rating: Serious Weaknesses Pupils: 1356 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shawclough Community Primary School Ofsted Rating: Good Pupils: 463 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Redwood Ofsted Rating: Good Pupils: 302 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

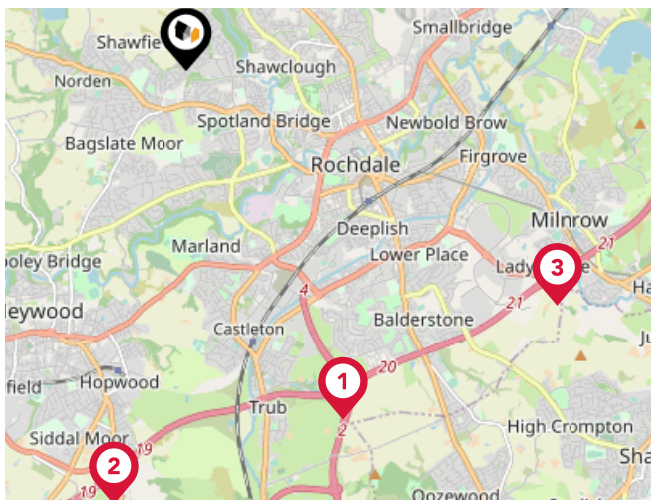


		Nursery	Primary	Secondary	College	Private
	Falinge Park High School Ofsted Rating: Good Pupils: 1279 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spotland Primary School Ofsted Rating: Good Pupils: 452 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tonacliffe Primary School Ofsted Rating: Outstanding Pupils: 345 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Healey Foundation Primary School Ofsted Rating: Good Pupils: 204 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamford Academy Ofsted Rating: Good Pupils: 329 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownhill School Ofsted Rating: Good Pupils: 77 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howard Street Nursery School Ofsted Rating: Good Pupils: 89 Distance:1.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenbank Primary School Ofsted Rating: Good Pupils: 451 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



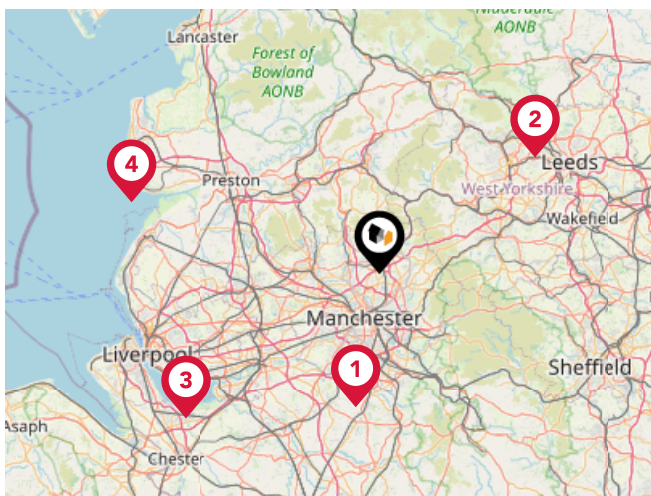
National Rail Stations

Pin	Name	Distance
1	Castleton (Manchester) Rail Station	2.79 miles
2	Rochdale Rail Station	2.15 miles
3	Smithy Bridge Rail Station	3.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	3.38 miles
2	M62 J19	3.88 miles
3	M62 J21	3.88 miles
4	M66 J2	4.25 miles
5	A627(M) J1	5.59 miles

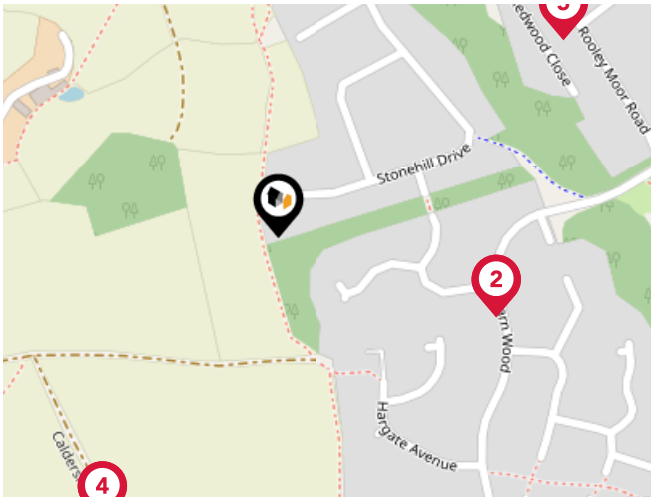


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.98 miles
2	Leeds Bradford International Airport	27.27 miles
3	Liverpool John Lennon Airport	34.01 miles
4	Blackpool International Airport	36.23 miles

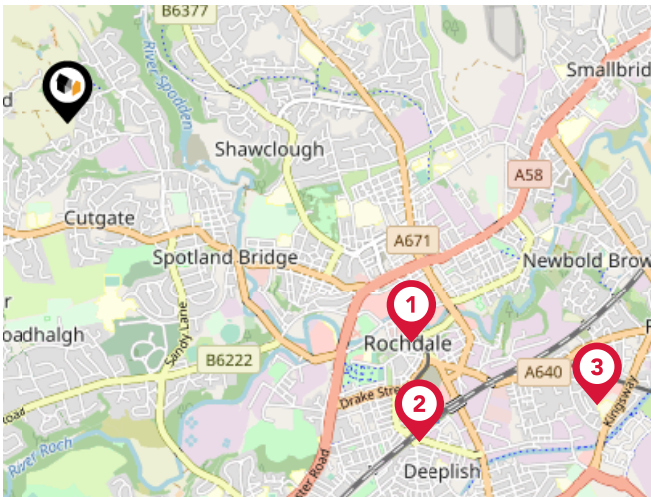
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Redfearn Wood	0.13 miles
2	Redfearn Wood	0.13 miles
3	Caldershaw Lane	0.18 miles
4	Caldershaw Lane	0.18 miles
5	Rooley M Road (Nbd - to define route)	0.19 miles



Local Connections

Pin	Name	Distance
1	Rochdale Town Centre (Manchester Metrolink)	1.8 miles
2	Rochdale Railway Station (Manchester Metrolink)	2.09 miles
3	Newbold (Manchester Metrolink)	2.64 miles

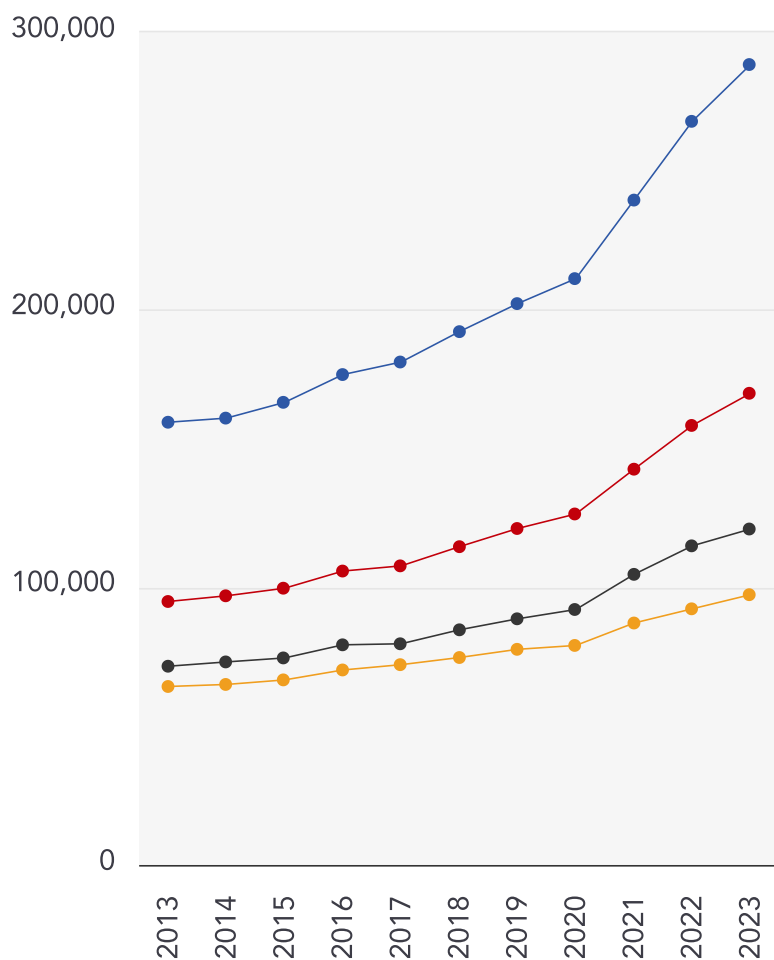
3, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	30/11/2022	11/04/2003			
Last Sold Price:	£315,000	£142,500			
51, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	23/09/2022	10/08/2022			
Last Sold Price:	£310,000	£235,000			
18, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	09/09/2022	27/03/2020	02/03/2007	31/05/1996	
Last Sold Price:	£288,000	£260,000	£204,950	£62,500	
9, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	17/12/2021				
Last Sold Price:	£260,000				
11, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	30/09/2021				
Last Sold Price:	£265,000				
19, Stonehill Drive, Rochdale, OL12 7JN					Semi-detached House
Last Sold Date:	19/07/2021	29/05/2014			
Last Sold Price:	£200,000	£112,000			
26, Stonehill Drive, Rochdale, OL12 7JN					Semi-detached House
Last Sold Date:	28/05/2021	01/11/2002	17/08/2001		
Last Sold Price:	£160,000	£79,995	£59,500		
16, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	10/05/2021	18/10/2002	17/03/1997		
Last Sold Price:	£250,000	£85,000	£47,500		
43, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	27/04/2018				
Last Sold Price:	£200,000				
4, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	05/05/2017				
Last Sold Price:	£143,500				
34, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	30/09/2015				
Last Sold Price:	£160,000				
6, Stonehill Drive, Rochdale, OL12 7JN					Detached House
Last Sold Date:	30/06/2015				
Last Sold Price:	£155,000				

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

22, Stonehill Drive, Rochdale, OL12 7JN	Semi-detached House
Last Sold Date: 28/11/2013 15/07/2005	
Last Sold Price: £115,000 £120,000	
13, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 08/11/2013	
Last Sold Price: £140,000	
27, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 29/06/2012	
Last Sold Price: £180,000	
5, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 09/03/2007	
Last Sold Price: £162,000	
10, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 29/09/2006	
Last Sold Price: £178,000	
17, Stonehill Drive, Rochdale, OL12 7JN	Semi-detached House
Last Sold Date: 08/06/2005	
Last Sold Price: £155,000	
15, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 16/05/2003 18/09/1998	
Last Sold Price: £138,500 £65,000	
41, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 05/08/1998	
Last Sold Price: £69,000	
7, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 10/10/1997	
Last Sold Price: £70,000	
35, Stonehill Drive, Rochdale, OL12 7JN	Detached House
Last Sold Date: 30/06/1995	
Last Sold Price: £63,500	

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

+80.79%

Semi-Detached

+79.01%

Terraced

+69.03%

Flat

+51.43%



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

