

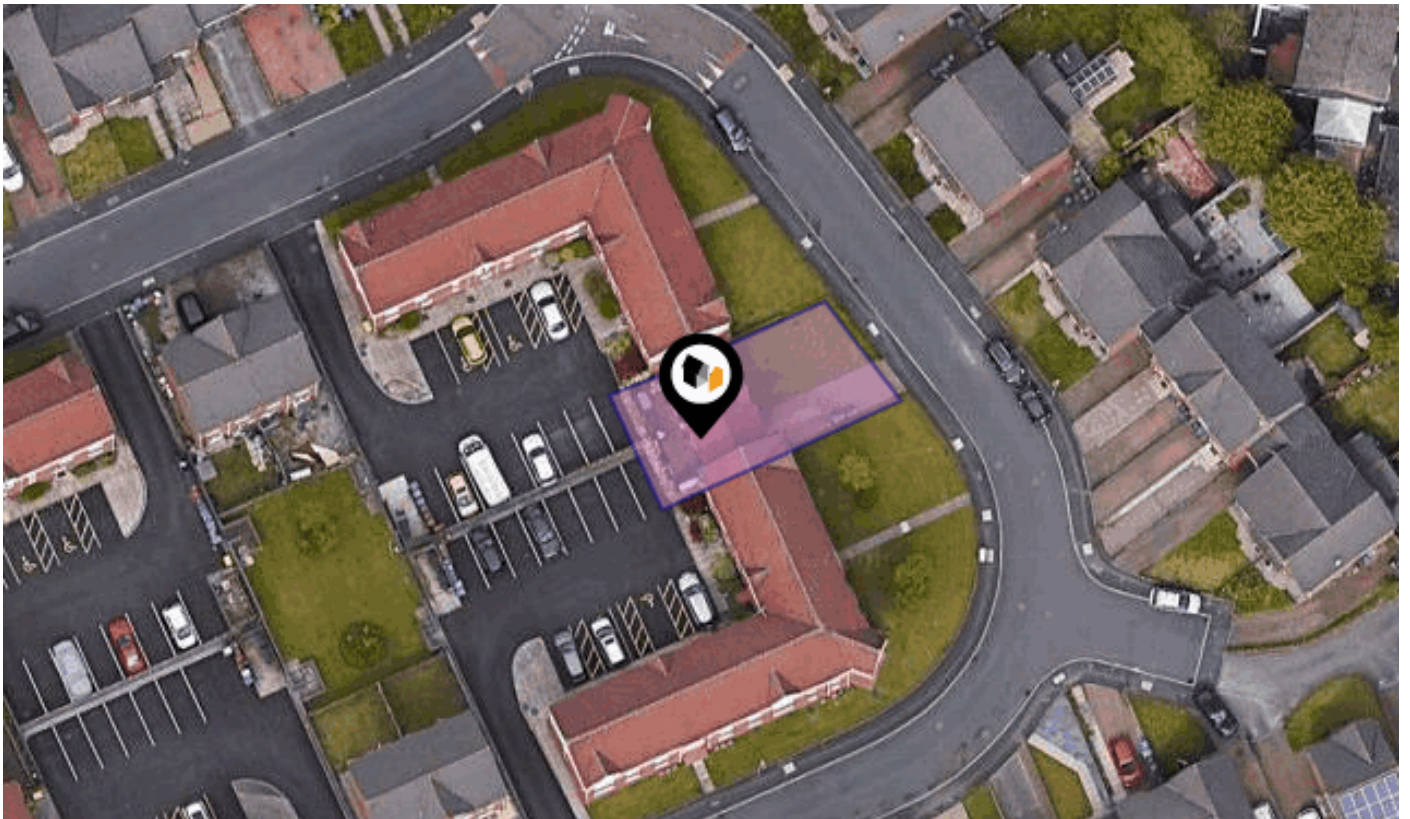


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 09th December 2024



BLUEBERRY AVENUE, MANCHESTER, M40

Martin & Co

15B Cheetham St Rochdale OL16 1DG

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/05/2007
Plot Area:	0.05 acres	End Date:	01/01/3004
Year Built :	2007	Lease Term:	999 years from 1 January 2005
Council Tax :	Band B	Term Remaining:	979 years
Annual Estimate:	£1,609		
Title Number:	MAN87504		

Local Area

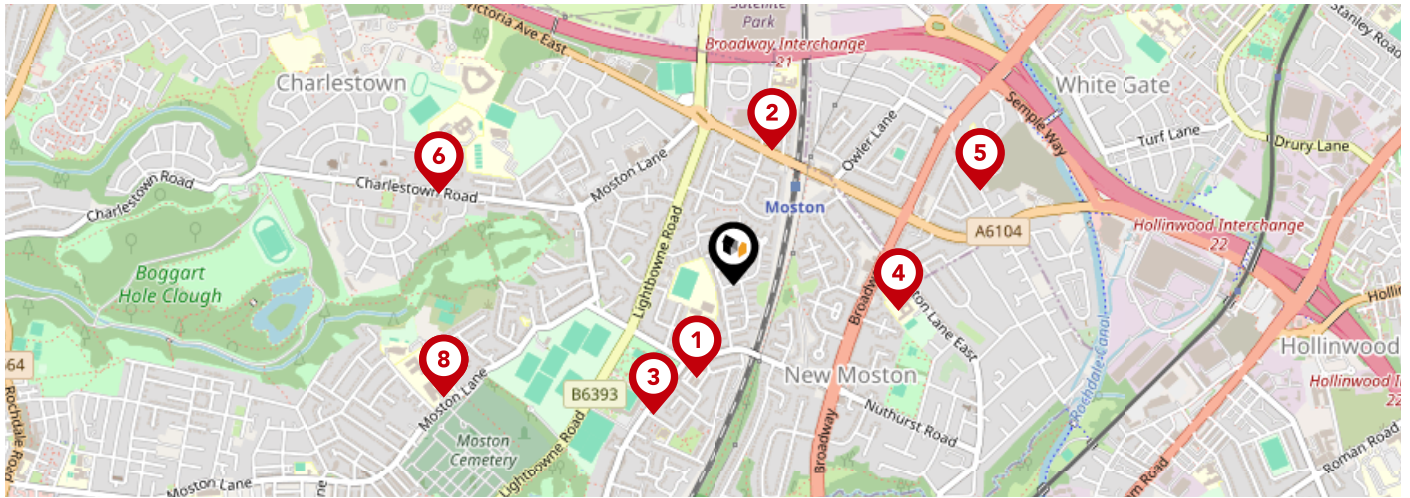
Local Authority:	Manchester
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

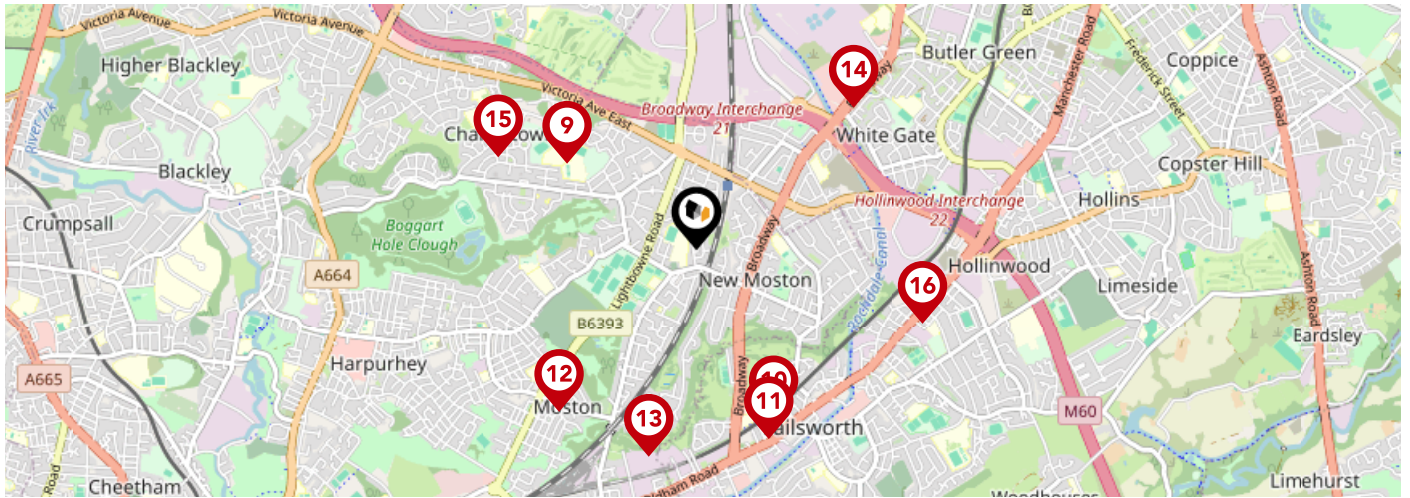
12 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

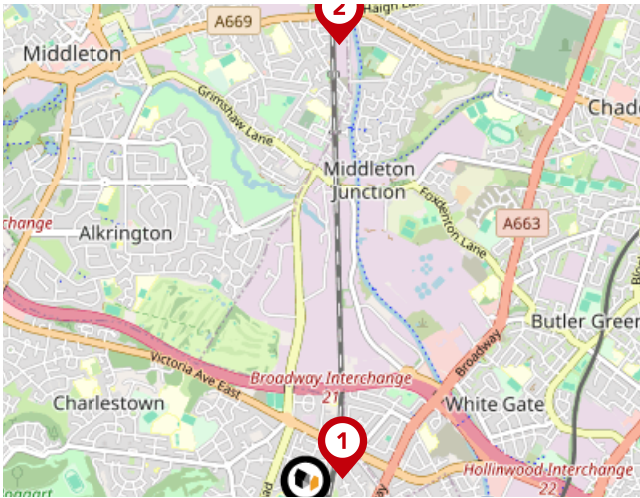
Satellite/Fibre TV Availability:



		Nursery	Primary	Secondary	College	Private
	St Matthew's RC High School Ofsted Rating: Special Measures Pupils: 1289 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Margaret Mary's RC Primary School Manchester Ofsted Rating: Good Pupils: 341 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Primary School Moston Ofsted Rating: Good Pupils: 230 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Moston Primary School Ofsted Rating: Good Pupils: 544 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitegate End Primary and Nursery School Ofsted Rating: Good Pupils: 212 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charlestown Community Primary School Ofsted Rating: Good Pupils: 462 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Camberwell Park Specialist Support School Ofsted Rating: Special Measures Pupils: 188 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moston Fields Primary School Ofsted Rating: Good Pupils: 426 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

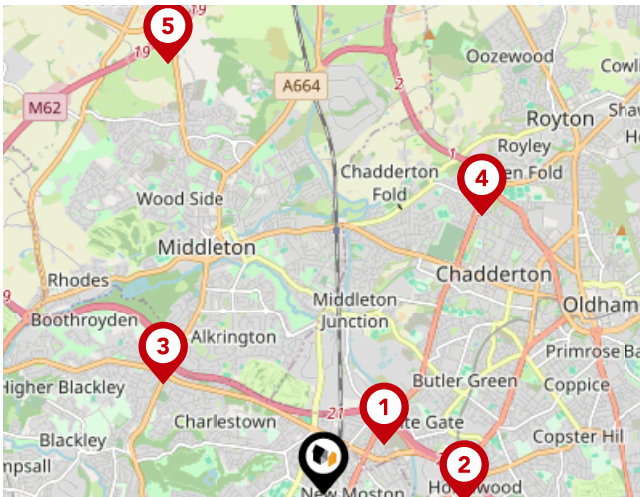


		Nursery	Primary	Secondary	College	Private
	Co-op Academy North Manchester Ofsted Rating: Good Pupils: 1259 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mather Street Primary School Ofsted Rating: Good Pupils: 210 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spring Brook Academy Ofsted Rating: Good Pupils: 111 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harpurhey Alternative Provision School Ofsted Rating: Inadequate Pupils: 24 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-op Academy Broadhurst Ofsted Rating: Good Pupils: 231 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Halcyon Way School Ofsted Rating: Not Rated Pupils: 108 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Bosco RC Primary School Ofsted Rating: Requires improvement Pupils: 223 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	SMS Changing Lives School Ofsted Rating: Good Pupils: 40 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



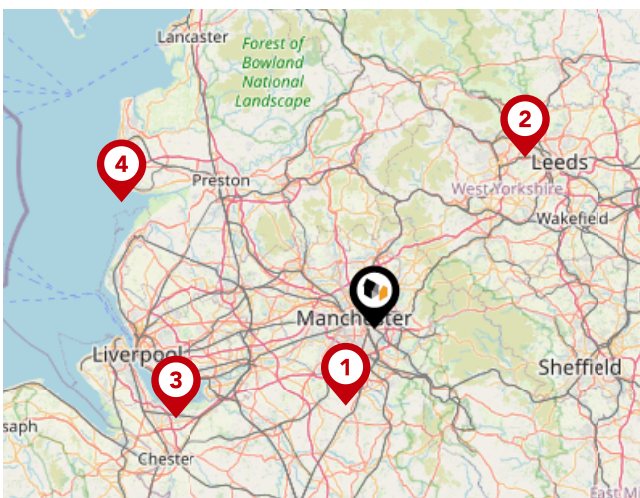
National Rail Stations

Pin	Name	Distance
1	Moston Rail Station	0.24 miles
2	Mills Hill (Manchester) Rail Station	2.1 miles
3	Ashburys Rail Station	3.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J21	0.69 miles
2	M60 J22	1.24 miles
3	M60 J20	1.71 miles
4	A627(M) J1	2.83 miles
5	M62 J19	4.03 miles

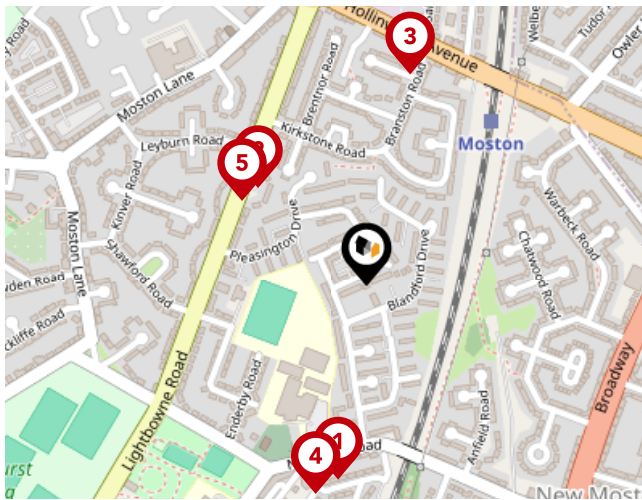


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	11.7 miles
2	Leeds Bradford Airport	31.97 miles
3	Speke	30.79 miles
4	Highfield	39.75 miles

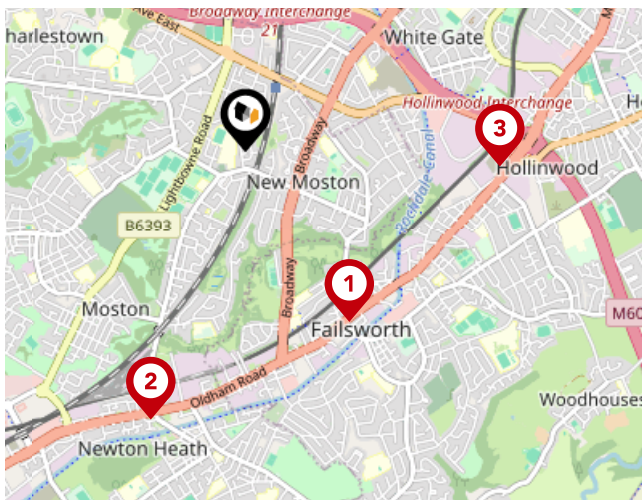
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Matthew's High School	0.22 miles
2	Leyburn Road	0.16 miles
3	Branston Road	0.24 miles
4	St Mary's Road	0.24 miles
5	Leyburn Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Failsworth (Manchester Metrolink)	0.88 miles
2	Newton Heath & Moston (Manchester Metrolink)	1.25 miles
3	Hollinwood (Manchester Metrolink)	1.13 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



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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

