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MIR: Material Info

The Material Information Affecting this Property

Friday 01st November 2024



KENYON FOLD, ROCHDALE, OL11

Martin & Co

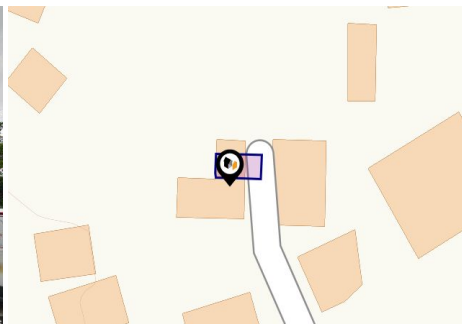
15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	GM481435		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Kenyon Fold Rochdale OL11 5HP*

Reference - 18/00199/FUL	
Decision:	Decided
Date:	22nd February 2018
Description:	Installation of new shop front and new front access ramp, rail and stairway, together with single storey extensions to rear/side elevation; the removal of existing metal container and existing stone wall to west elevation; and the erection of a replacement 1.8m high gate - part retrospective

Reference - 06/D47338	
Decision:	Decided
Date:	22nd May 2006
Description:	Siting Of Refrigerated Container (Retrospective Application)

Reference - 04/D43972	
Decision:	Decided
Date:	28th July 2004
Description:	Siting Of Refrigerator Container (Retrospective) And Erection Of 3M High Screen Fence (Revised Proposal D43075)

Planning records for: *10 Kenyon Fold Rochdale OL11 5HP*

Reference - 06/D47111	
Decision:	Decided
Date:	13th April 2006
Description:	Front Porch Extension Including Demolition Of Existing Porch

Planning records for: *12 Kenyon Fold Bamford Rochdale OL11 5HP*

Reference - 98/D35735	
Decision:	Decided
Date:	02nd September 1998
Description:	First Floor Rear Extension To Dwelling

Reference - 06/D46909	
Decision:	Decided
Date:	02nd March 2006
Description:	First Floor Front And Rear Extensions To Dwelling

Planning records for: *9 Kenyon Fold Rochdale Lancashire OL11 5HP*

Reference - 03/D41593	
Decision:	Decided
Date:	01st May 2003
Description:	Side Porch And Single Storey Rear Extension To Dwelling And Erection Of 2.3 - 2.5M High Boundary Wall

Kenyon Fold, OL11

Energy rating

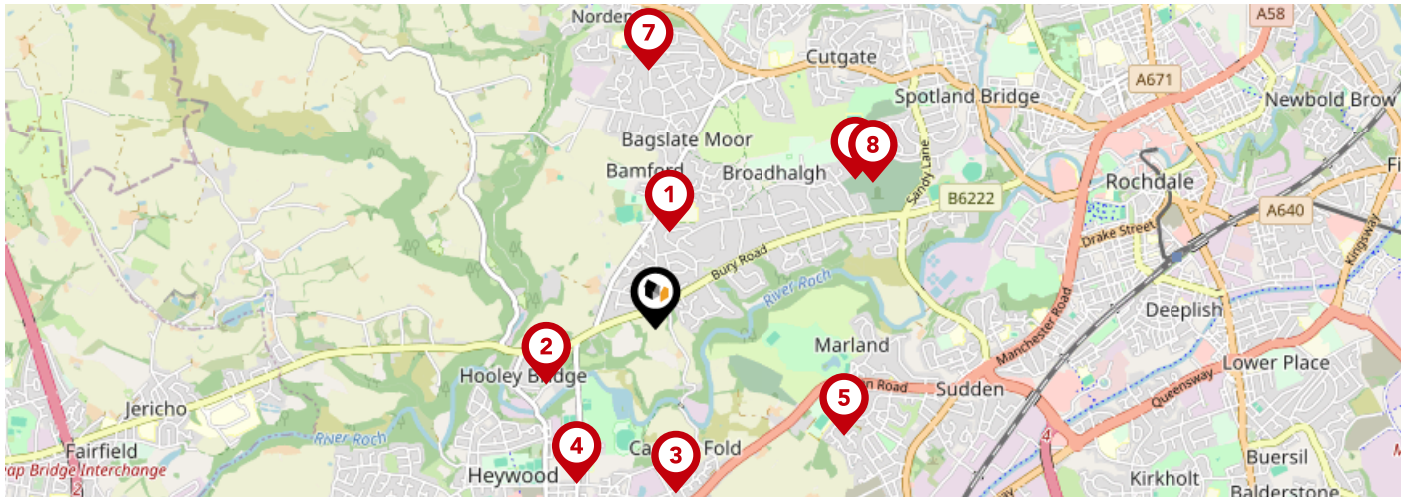
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Valid until 25.04.2029

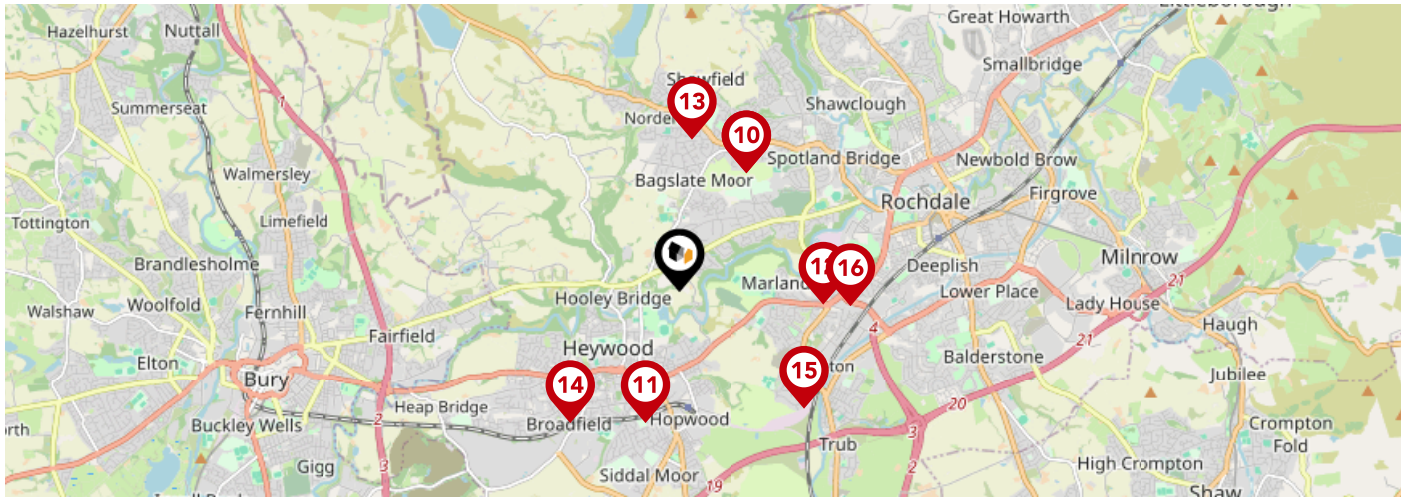
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

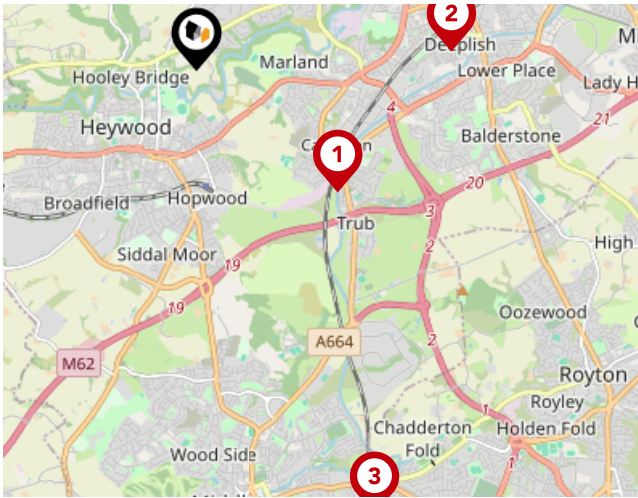
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²



		Nursery	Primary	Secondary	College	Private
	Bamford Academy Ofsted Rating: Good Pupils: 365 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Church of England Primary School, Bamford Ofsted Rating: Outstanding Pupils: 232 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls Church of England Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 387 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Matthew Moss High School Ofsted Rating: Good Pupils: 1208 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oulder Hill Leadership Academy Ofsted Rating: Not Rated Pupils: 1184 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whittaker Moss Primary School Ofsted Rating: Good Pupils: 440 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redwood Ofsted Rating: Good Pupils: 337 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

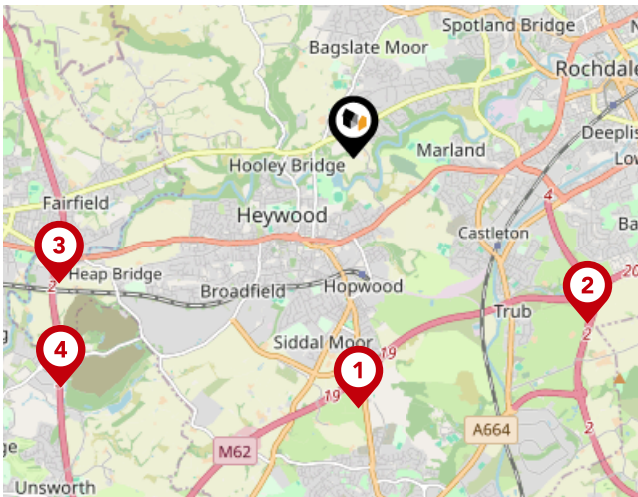


		Nursery	Primary	Secondary	College	Private
	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 241 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Requires improvement Pupils: 382 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harwood Park Primary School Ofsted Rating: Good Pupils: 340 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marland Hill Community Primary School Ofsted Rating: Good Pupils: 462 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norden Community Primary School Ofsted Rating: Good Pupils: 380 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodland Community Primary School Ofsted Rating: Good Pupils: 567 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edward's Church of England Primary School Ofsted Rating: Good Pupils: 344 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimrod Community Primary School Ofsted Rating: Good Pupils: 220 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



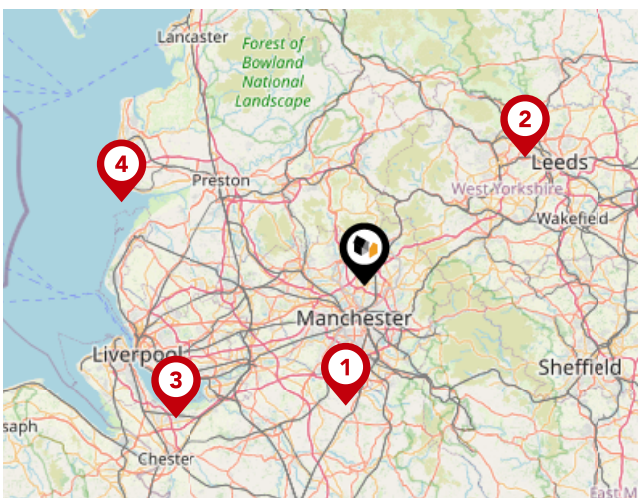
National Rail Stations

Pin	Name	Distance
1	Castleton (Manchester) Rail Station	1.65 miles
2	Rochdale Rail Station	2.25 miles
3	Mills Hill (Manchester) Rail Station	4.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J19	2.21 miles
2	M62 J20	2.53 miles
3	M66 J2	2.81 miles
4	M66 J3	3.28 miles
5	M60 J20	5.03 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	17.18 miles
2	Leeds Bradford Airport	28.8 miles
3	Speke	32.52 miles
4	Highfield	36.09 miles

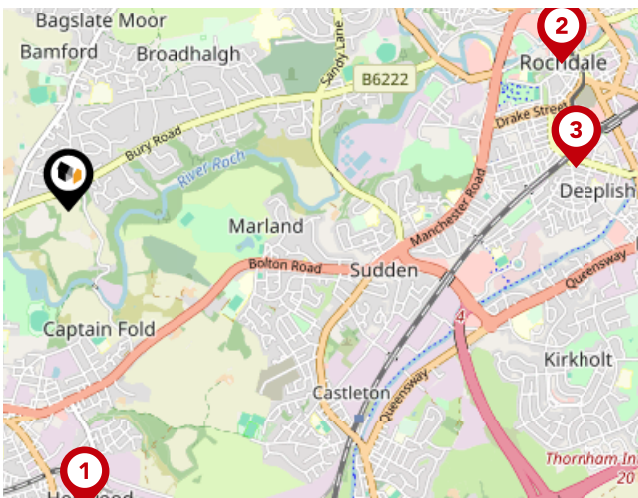
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Arnside Drive	0.05 miles
2	Sandhole Lane	0.05 miles
3	Bamford Post Office	0.17 miles
4	Wordsworth Way	0.28 miles
5	Wood Top Avenue	0.22 miles



Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	1.31 miles
2	Rochdale Interchange (Manchester Metrolink)	2.27 miles
3	Rochdale Railway Station (Manchester Metrolink)	2.24 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

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

