



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 18th October 2024



409, MANCHESTER ROAD, MOSSLEY, ASHTON-UNDER-LYNE, OL5 9BG

Landwood Group

77 Deansgate Manchester M3 2BW

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.11 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,461		
Title Number:	MAN385197		
UPRN:	100011547936		

Local Area

Local Authority:	Tameside	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	19	-
Flood Risk:		mb/s	mb/s
● Rivers & Seas	No Risk		
● Surface Water	Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Energy rating

D

Valid until 24.02.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 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 70% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 m ²

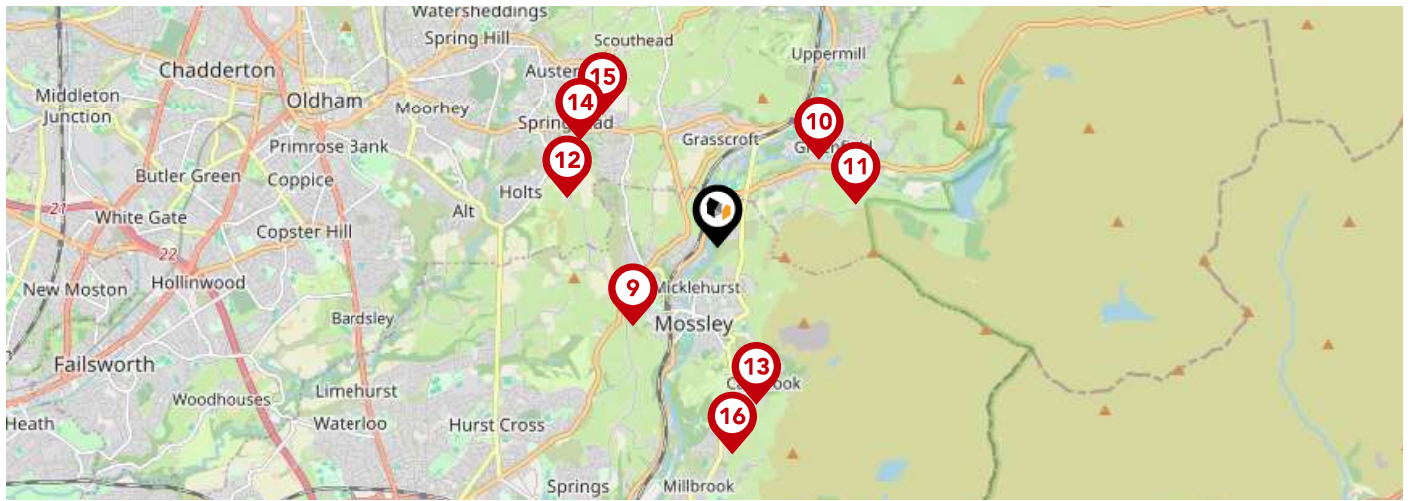
Area Schools











	Nursery	Primary	Secondary	College	Private
<p>1 Friezland Primary School</p> <p>Ofsted Rating: Good Pupils: 98 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mossley Hollins High School</p> <p>Ofsted Rating: Good Pupils: 880 Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Milton St John's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 216 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Micklehurst All Saints CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 214 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Anne's CofE Lydgate Primary School</p> <p>Ofsted Rating: Good Pupils: 210 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Bright Futures School</p> <p>Ofsted Rating: Good Pupils: 15 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Joseph's RC Primary School</p> <p>Ofsted Rating: Good Pupils: 185 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Livingstone Primary School</p> <p>Ofsted Rating: Good Pupils: 219 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

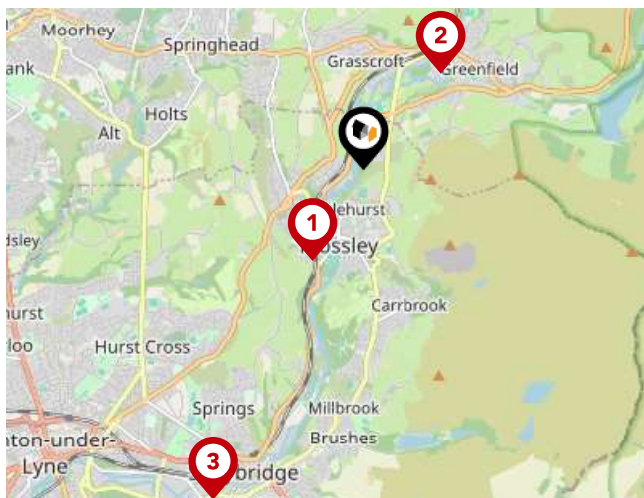
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		Nursery	Primary	Secondary	College	Private
	St George's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenfield Primary School Ofsted Rating: Outstanding Pupils: 303 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenfield St Mary's CofE School Ofsted Rating: Good Pupils: 179 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Agnes CofE Primary School Ofsted Rating: Good Pupils: 105 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Buckton Vale Primary School Ofsted Rating: Good Pupils: 240 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springhead Infant and Nursery School Ofsted Rating: Good Pupils: 159 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Knowsley Junior School Ofsted Rating: Good Pupils: 313 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbrook Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

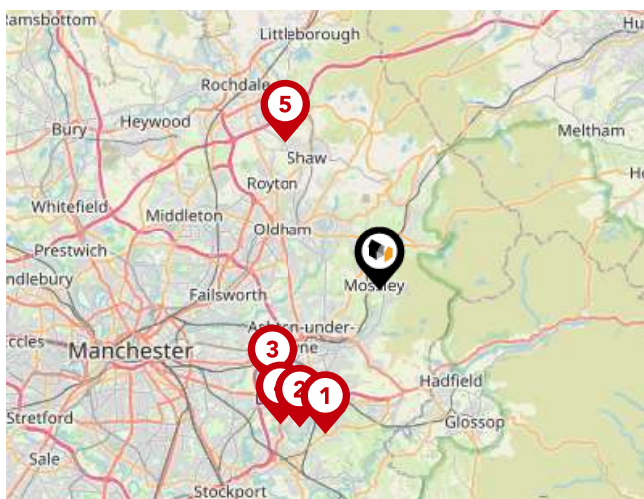
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Mossley (Manchester) Rail Station	0.92 miles
2	Greenfield Rail Station	1.09 miles
3	Stalybridge Rail Station	3.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	5.46 miles
2	M67 J2	5.63 miles
3	M60 J23	5.14 miles
4	M67 J1	5.94 miles
5	M62 J21	6.16 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	15.13 miles
2	Leeds Bradford Airport	28.11 miles
3	Speke	36.41 miles
4	Finningley	42.07 miles

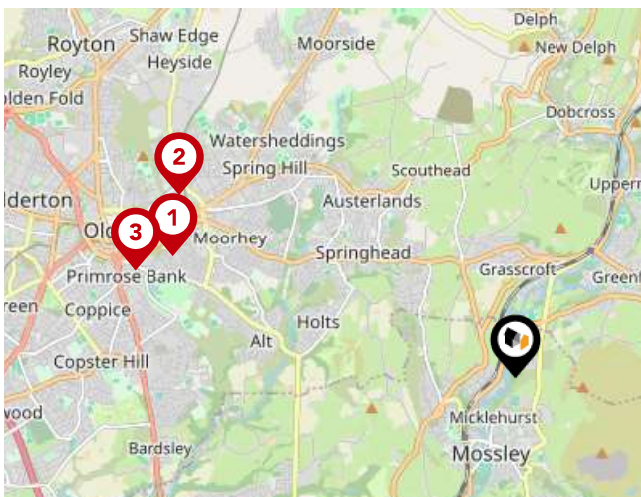
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Camden Street	0.06 miles
2	The Moorings	0.14 miles
3	Lower Hey Lane	0.18 miles
4	Dysarts Arms	0.22 miles
5	Hey Farm	0.23 miles



Local Connections

Pin	Name	Distance
1	Oldham Mumps (Manchester Metrolink)	3.2 miles
2	Derker (Manchester Metrolink)	3.36 miles
3	Oldham Central (Manchester Metrolink)	3.47 miles

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