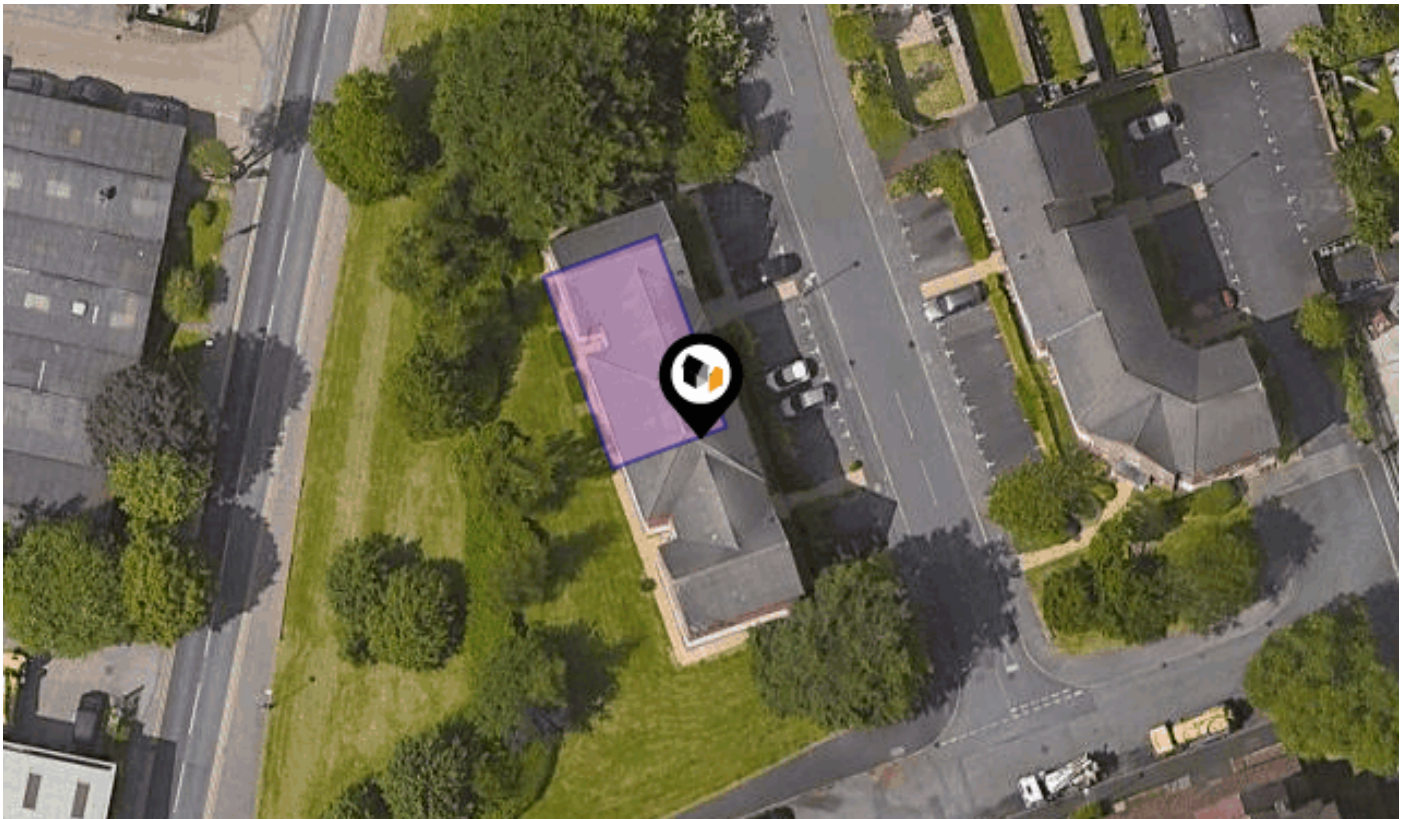




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 20th February 2025



15, TENSING FOLD, DUKINFIELD, SK16 4FH

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

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Property

Type:	Flat / Maisonette	Last Sold Date:	18/03/2008
Bedrooms:	2	Last Sold Price:	£149,995
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft²:	£267
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2008	Start Date:	17/03/2008
Council Tax :	Band B	End Date:	01/01/2257
Annual Estimate:	£1,704	Lease Term:	250 years from 1 January 2007
Title Number:	MAN115879	Term Remaining:	232 years
UPRN:	10003442189		

Local Area

Local Authority:	Tameside
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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15 Tensing Fold, SK16 4FH

Energy rating

C

Valid until 31.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

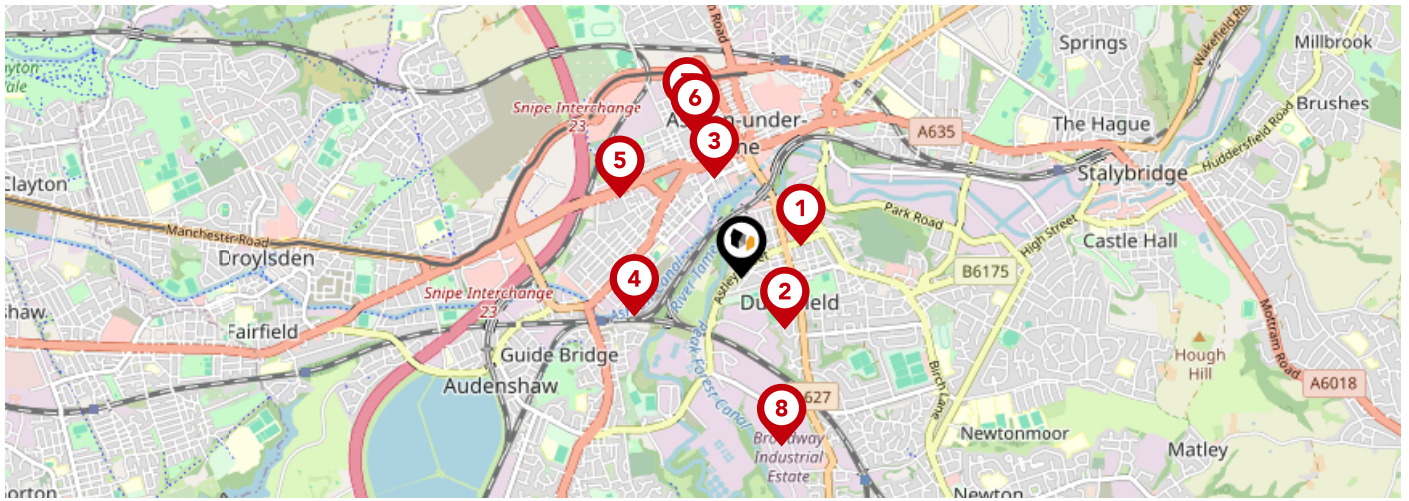
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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	59 m ²

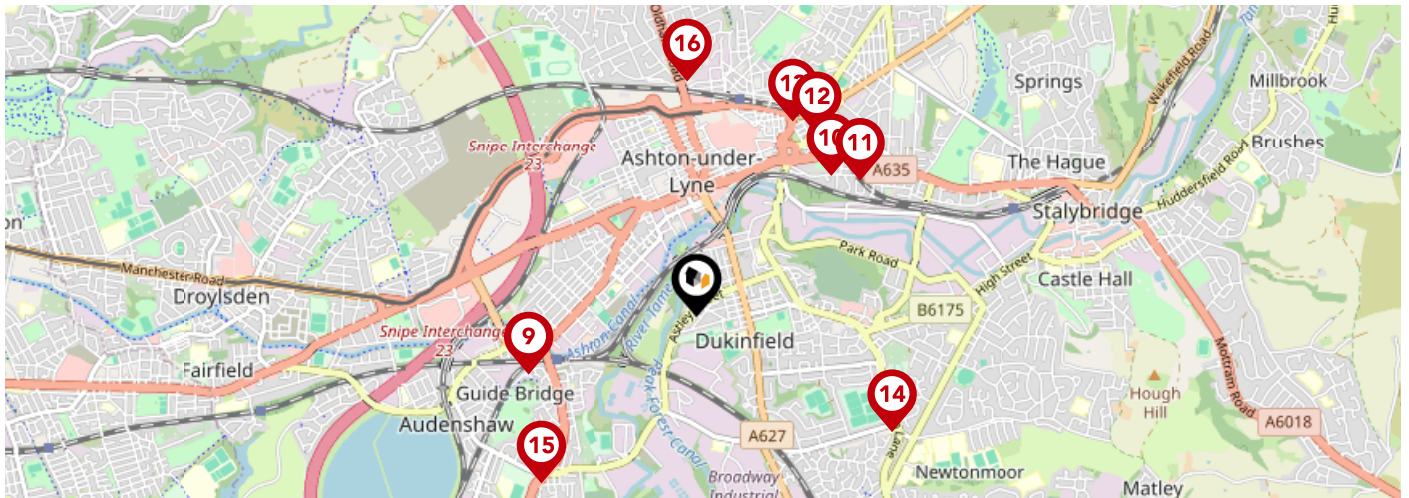
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Lyndhurst Primary School Ofsted Rating: Requires improvement Pupils: 227 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ravensfield Primary School Ofsted Rating: Good Pupils: 441 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Safe Start School Ofsted Rating: Good Pupils: 38 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 203 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ashton West End Primary Academy Ofsted Rating: Good Pupils: 437 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Greater Manchester Alternative Provision Ofsted Rating: Requires improvement Pupils: 23 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 238 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

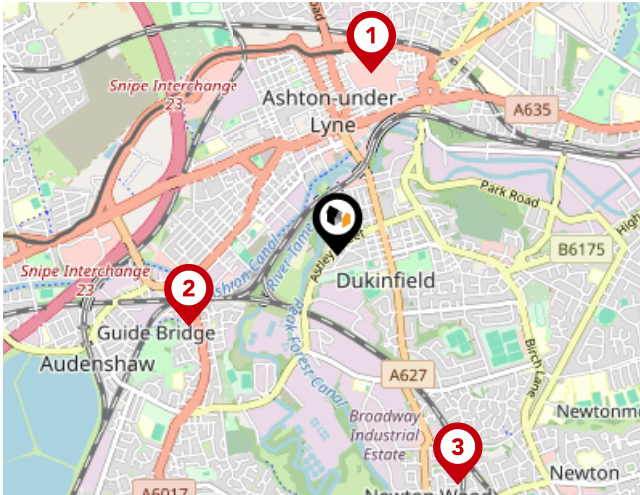
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Stephen's CofE Primary School Ofsted Rating: Good Pupils: 204 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Parochial CofE Primary and Nursery School, Ashton-under-Lyne Ofsted Rating: Good Pupils: 212 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Tameside College Ofsted Rating: Good Pupils:0 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Heys Primary School Ofsted Rating: Good Pupils: 232 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St James' Church of England Primary School Ofsted Rating: Good Pupils: 229 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 All Saints Catholic College Ofsted Rating: Good Pupils: 798 Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Poplar Street Primary School Ofsted Rating: Good Pupils: 456 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Canon Johnson CofE Primary School Ofsted Rating: Good Pupils: 225 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

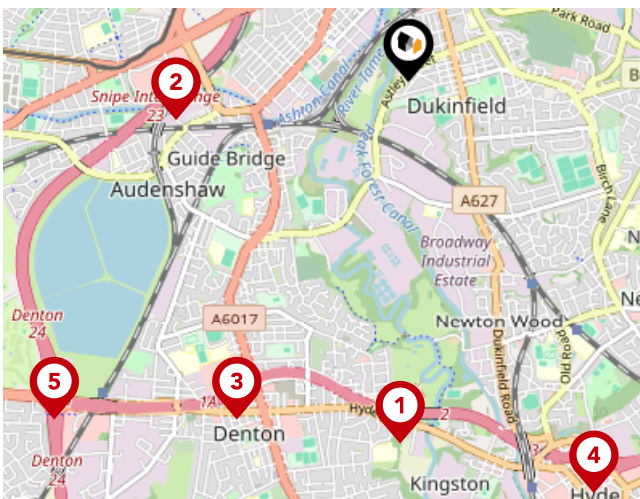
Area Transport (National)

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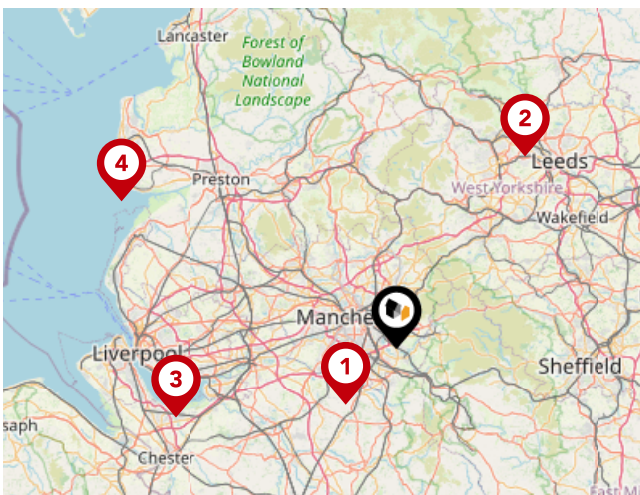
National Rail Stations

Pin	Name	Distance
1	Ashton-under-Lyne Rail Station	0.82 miles
2	Guide Bridge Rail Station	0.73 miles
3	Hyde North Rail Station	1.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	1.6 miles
2	M60 J23	1.04 miles
3	M67 J1	1.67 miles
4	M67 J3	1.99 miles
5	M60 J24	2.16 miles



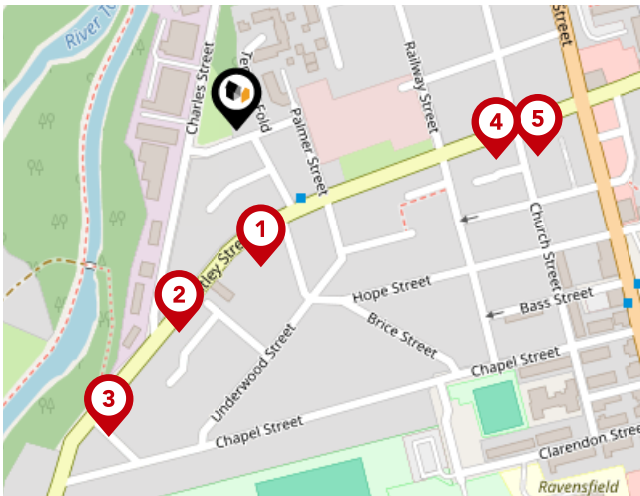
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.83 miles
2	Leeds Bradford Airport	32.38 miles
3	Speke	32.71 miles
4	Highfield	43.88 miles

Area

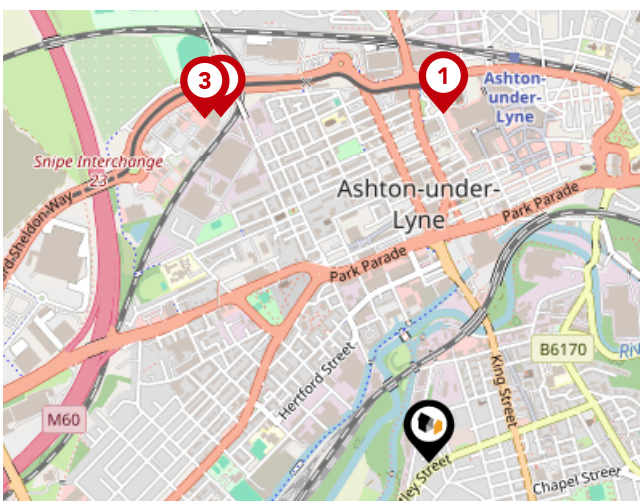
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Nicholson Square	0.08 miles
2	Charles Street	0.12 miles
3	Smith Street	0.18 miles
4	Church Street	0.14 miles
5	Church Street	0.17 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	0.77 miles
2	Ashton West (Manchester Metrolink)	0.89 miles
3	Ashton West (Manchester Metrolink)	0.91 miles

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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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