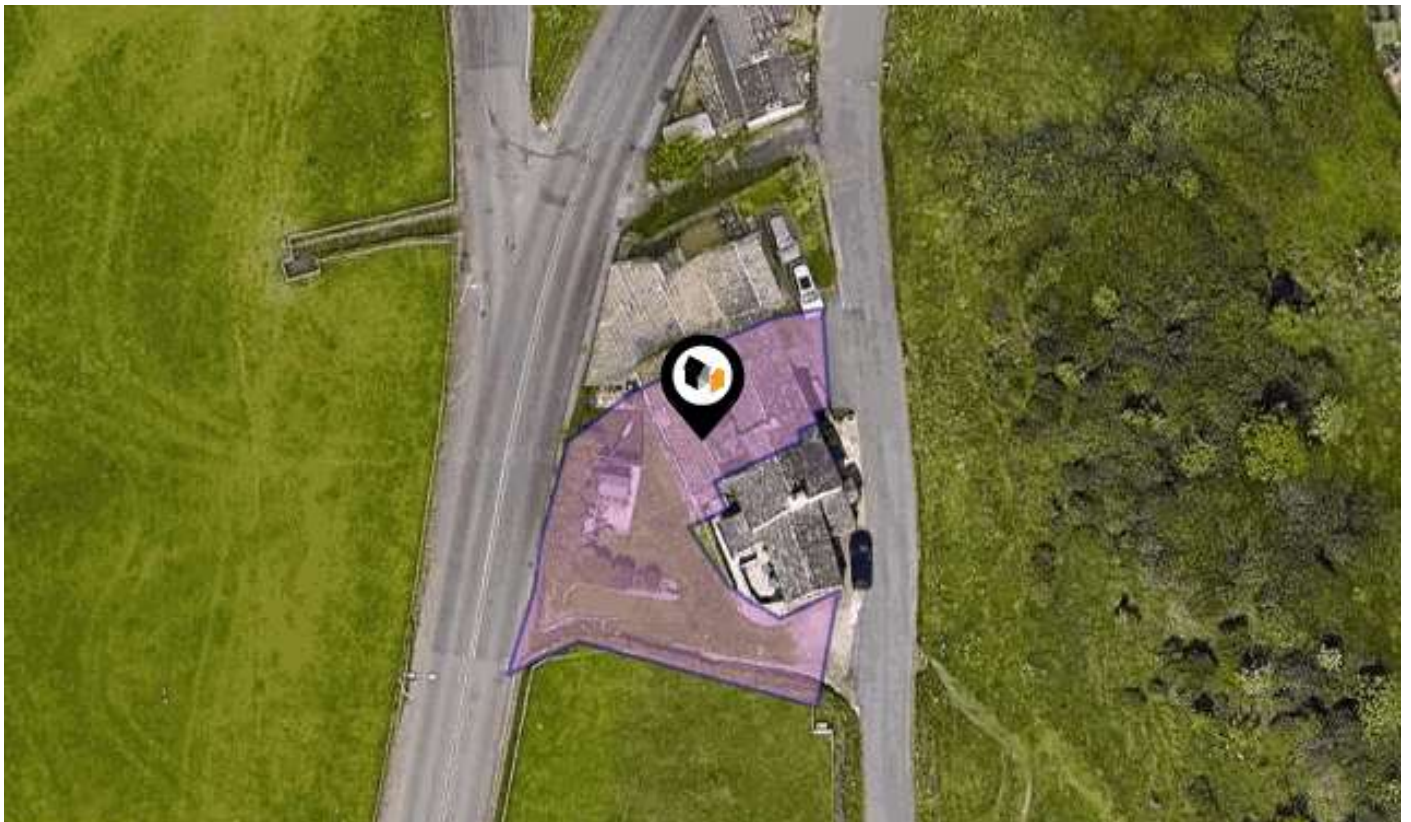




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 04th April 2024



**8, LUZLEY ROAD, MOSSLEY CROSS, MOSSLEY, ASHTON-
UNDER-LYNE, OL5 0JB**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property

Type:	Terraced	Last Sold Date:	14/09/2007
Bedrooms:	5	Last Sold Price:	£300,000
Floor Area:	2,217 ft ² / 206 m ²	Last Sold £/ft²:	£135
Plot Area:	0.11 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band C		
Title Number:	GM659347		
UPRN:	100012485352		

Local Area

Local Authority:	Tameside	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	14	73	-
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very Low			
● Surface Water	Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

8 MOSSLEY CROSS, LUZLEY ROAD, ASHTON-
UNDER-LYNE, OL5 0JB

Energy rating

E

Valid until 02.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Property

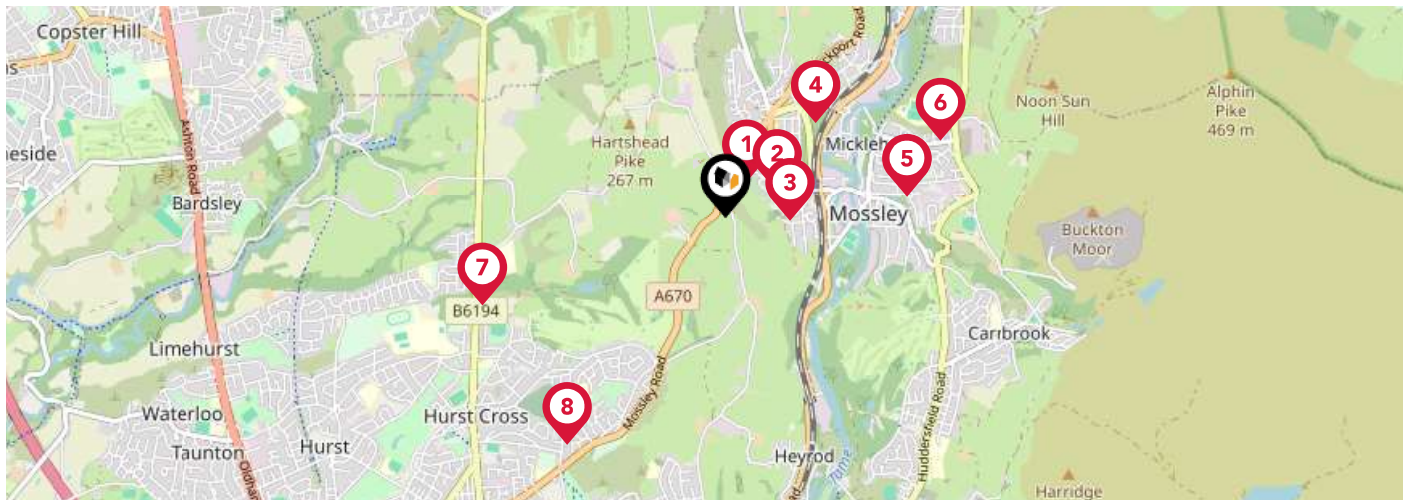
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

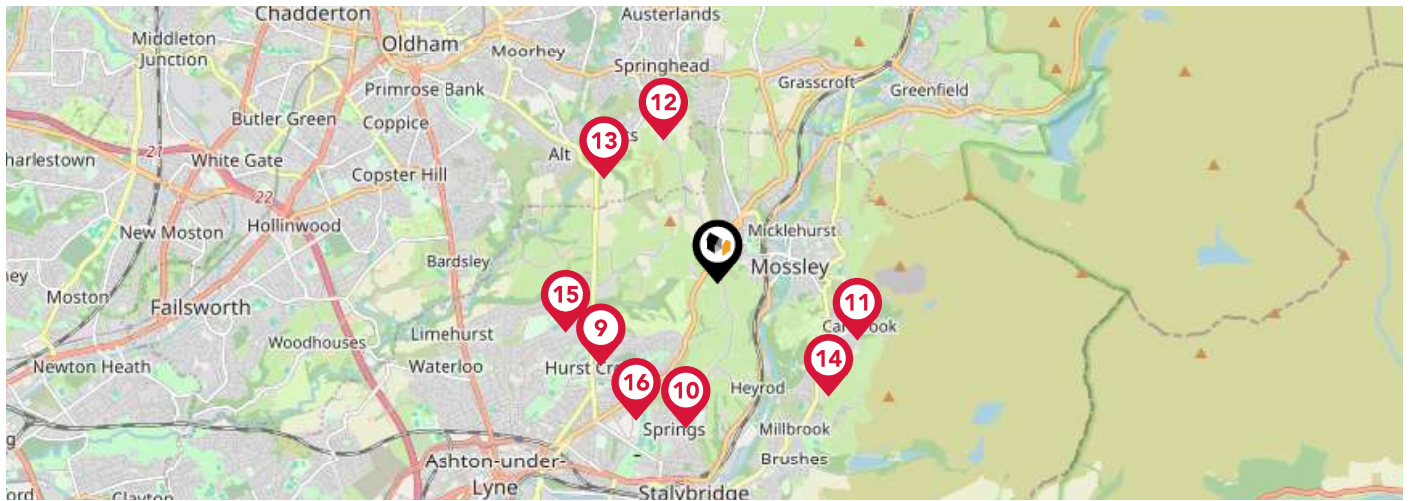
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 47% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	206 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 St George's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 167 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Joseph's RC Primary School</p> <p>Ofsted Rating: Good Pupils: 193 Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Livingstone Primary School</p> <p>Ofsted Rating: Good Pupils: 210 Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Milton St John's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 249 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Micklehurst All Saints CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 220 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Mossley Hollins High School</p> <p>Ofsted Rating: Outstanding Pupils: 835 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Damian's RC Science College</p> <p>Ofsted Rating: Outstanding Pupils: 828 Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Rosehill Methodist Primary Academy</p> <p>Ofsted Rating: Good Pupils: 462 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

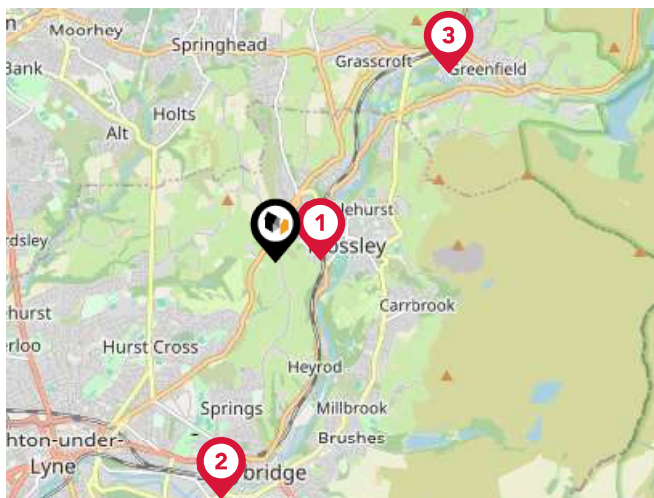
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Christopher's RC Primary School Ofsted Rating: Outstanding Pupils: 254 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arlies Primary School Ofsted Rating: Good Pupils: 232 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Buckton Vale Primary School Ofsted Rating: Good Pupils: 299 Distance:1.33	<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: 100 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh's CofE Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millbrook Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holden Clough Community Primary School Ofsted Rating: Requires Improvement Pupils: 389 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Inspire Academy Ofsted Rating: Good Pupils: 327 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

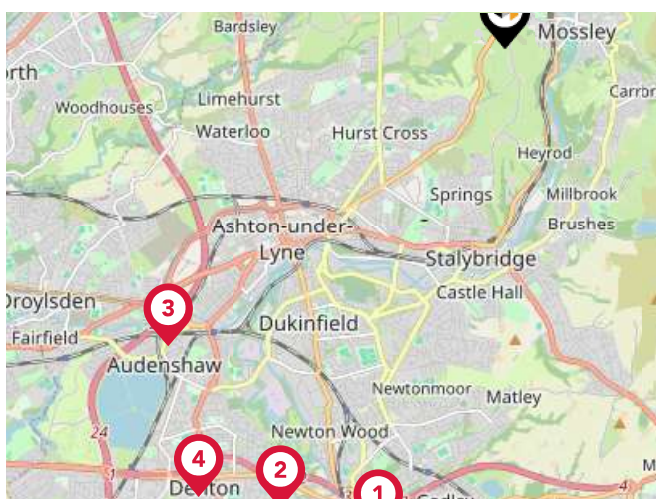
Area

Transport (National)



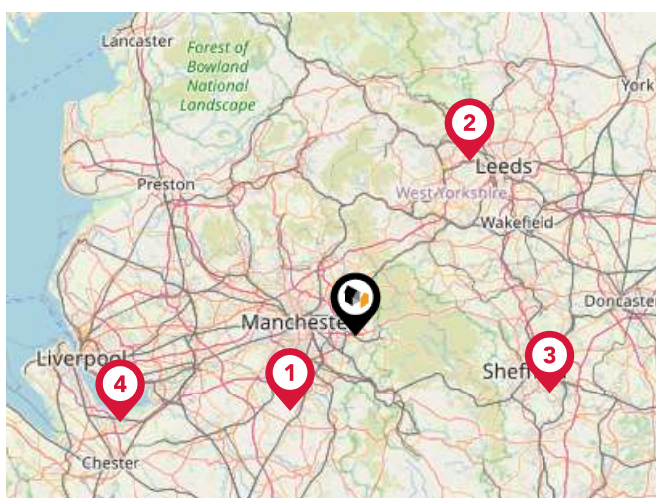
National Rail Stations

Pin	Name	Distance
1	Mossley (Manchester) Rail Station	0.4 miles
2	Stalybridge Rail Station	2.14 miles
3	Greenfield Rail Station	2.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	4.42 miles
2	M67 J2	4.51 miles
3	M60 J23	3.96 miles
4	M67 J1	4.78 miles
5	M60 J22	3.85 miles

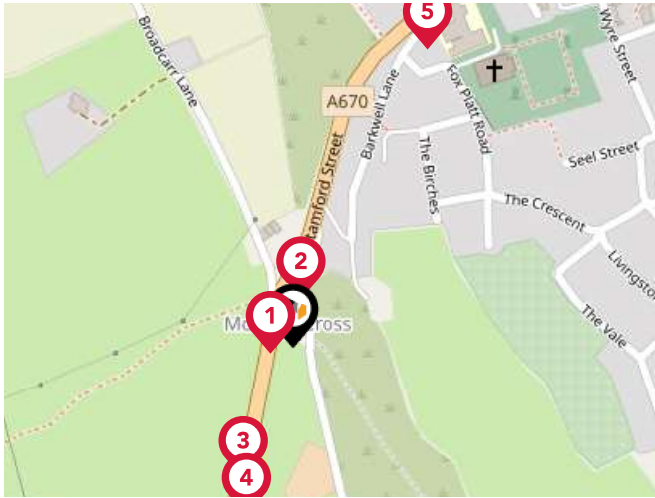


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	14.01 miles
2	Leeds Bradford International Airport	29.26 miles
3	Sheffield City Airport	28.74 miles
4	Liverpool John Lennon Airport	35.33 miles

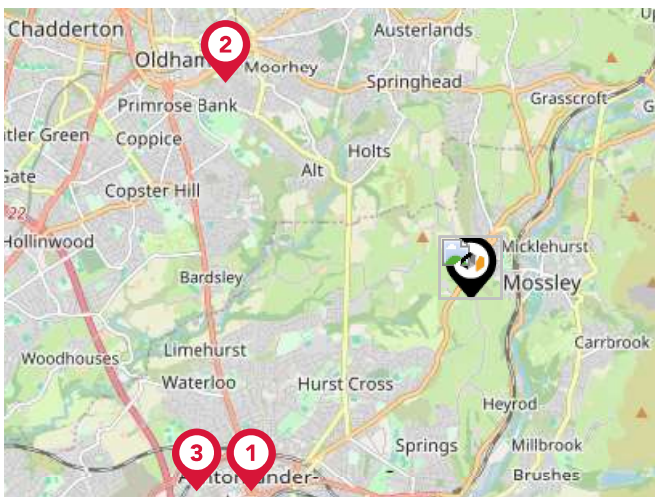
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadcarr Lane	0.01 miles
2	Luzley Road	0.03 miles
3	Mossley Road	0.08 miles
4	Mossley Road	0.1 miles
5	The Billy Goat	0.18 miles



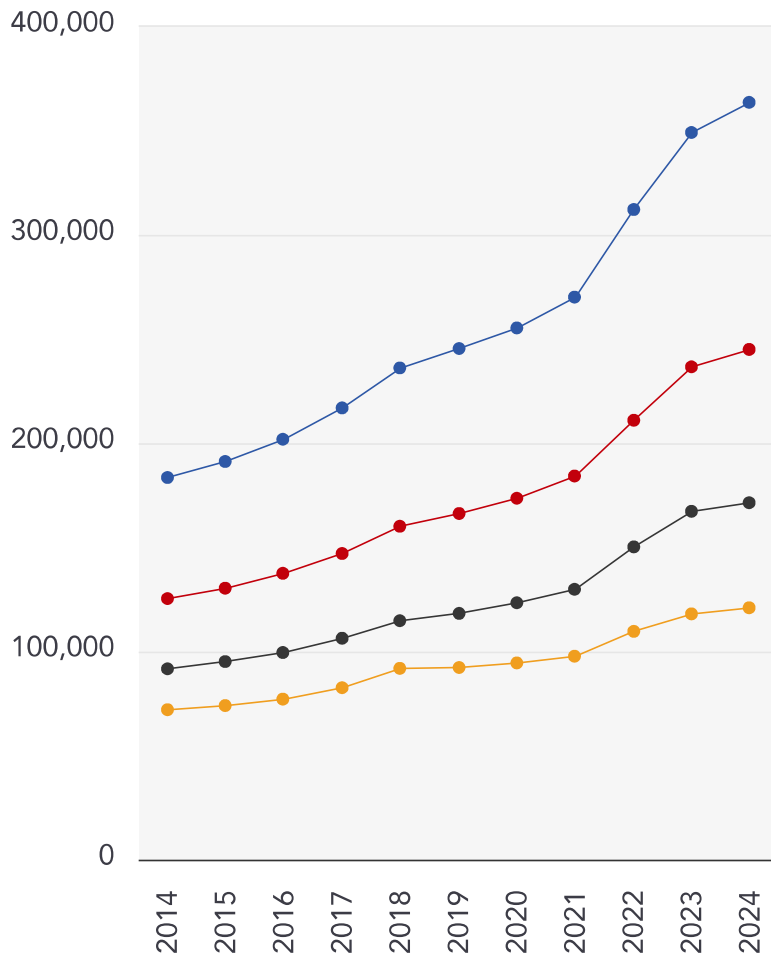
Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	2.57 miles
2	Oldham Mumps (Manchester Metrolink)	2.88 miles
3	Ashton West (Manchester Metrolink)	2.95 miles

Market House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in OL5



Detached

+98.16%

Semi-Detached

+95.42%

Terraced

+87.01%

Flat

+67.95%

Landwood Group

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

