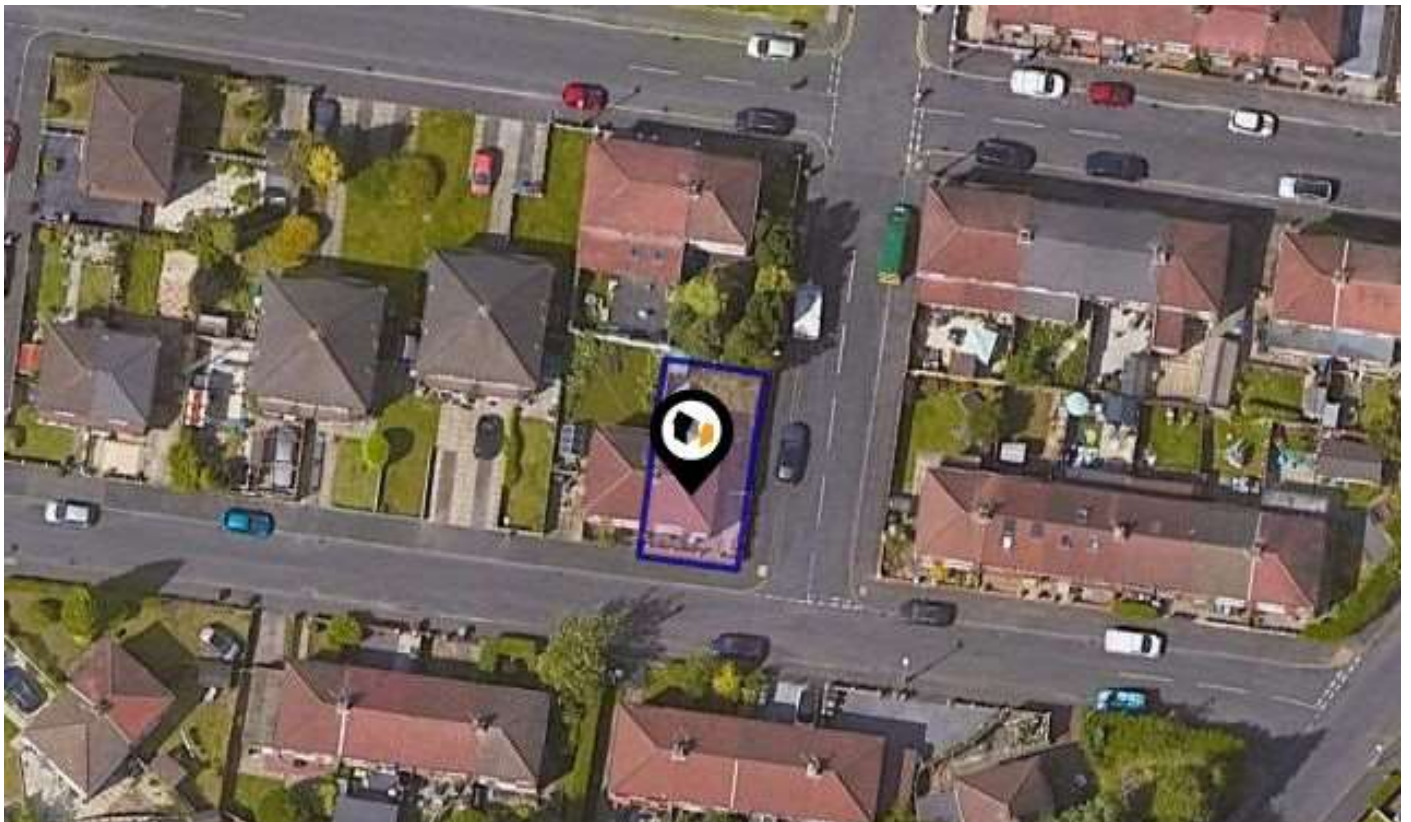




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16th July 2024



32, BEECH AVENUE, DROYLSDEN, MANCHESTER, M43 6FR

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,704
Title Number:	LA194018
UPRN:	100011586043

Last Sold Date:	23/05/2016
Last Sold Price:	£115,000
Last Sold £/ft²:	£159
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	70 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

32, Beech Avenue, Droylsden, M43 6FR

Energy rating

D

Valid until 19.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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:	Average
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 m ²

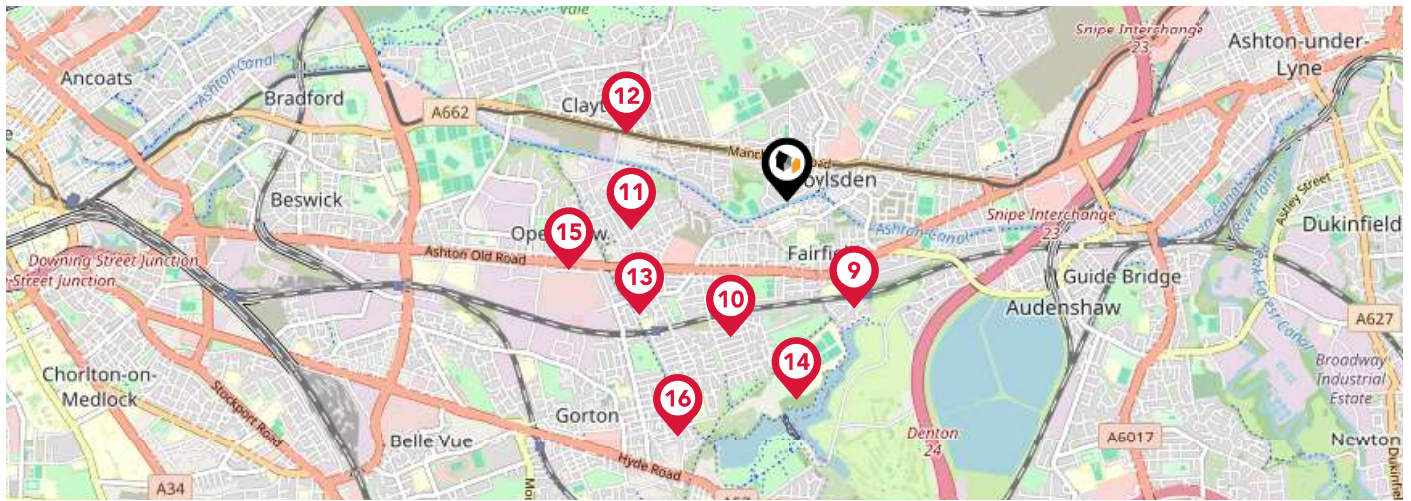
Area Schools









LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>1 Fairfield Road Primary School Ofsted Rating: Good Pupils: 456 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Manchester Road Primary Academy Ofsted Rating: Good Pupils: 395 Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Droylsden Academy Ofsted Rating: Good Pupils: 912 Distance:0.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Fairfield High School for Girls Ofsted Rating: Outstanding Pupils: 980 Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Mary's CofE Primary School Ofsted Rating: Good Pupils: 241 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Stephen's RC Primary School Ofsted Rating: Good Pupils: 446 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Greenside Primary School Ofsted Rating: Good Pupils: 465 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Moorside Primary School Ofsted Rating: Good Pupils: 443 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

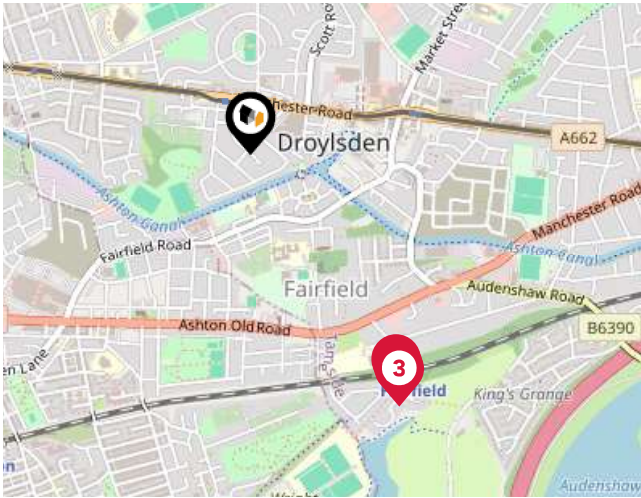
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Anne's RC Primary School Ofsted Rating: Good Pupils: 232 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Clement's CofE Primary School Ofsted Rating: Good Pupils: 240 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higher Openshaw Community School Ofsted Rating: Good Pupils: 354 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seymour Road Academy Ofsted Rating: Good Pupils: 471 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Varna Community Primary School Ofsted Rating: Outstanding Pupils: 473 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wright Robinson College Ofsted Rating: Outstanding Pupils: 1820 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Barnabas CofE Primary Academy Ofsted Rating: Requires Improvement Pupils: 236 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Hey Primary Academy Ofsted Rating: Good Pupils: 673 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

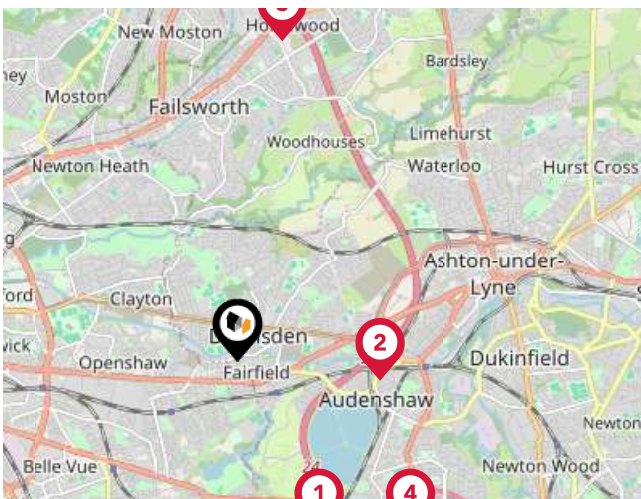
Area Transport (National)

LANDWOOD
GROUP



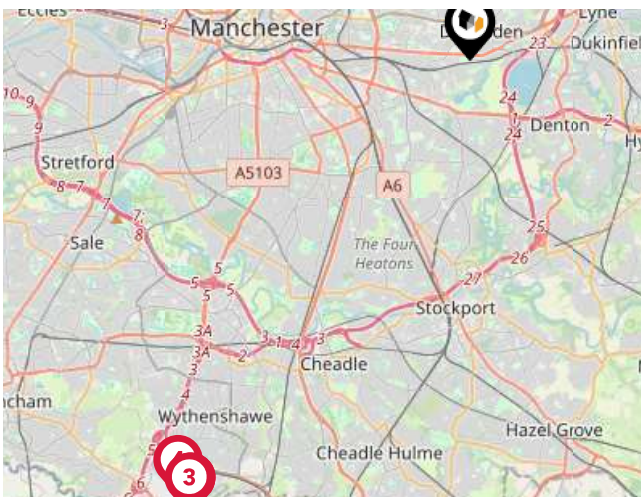
National Rail Stations

Pin	Name	Distance
1	Fairfield Rail Station	0.62 miles
2	Fairfield Rail Station	0.64 miles
3	Fairfield Rail Station	0.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J24	1.65 miles
2	M60 J23	1.27 miles
3	M60 J22	2.86 miles
4	M67 J1	2.13 miles
5	M60 J21	3.35 miles

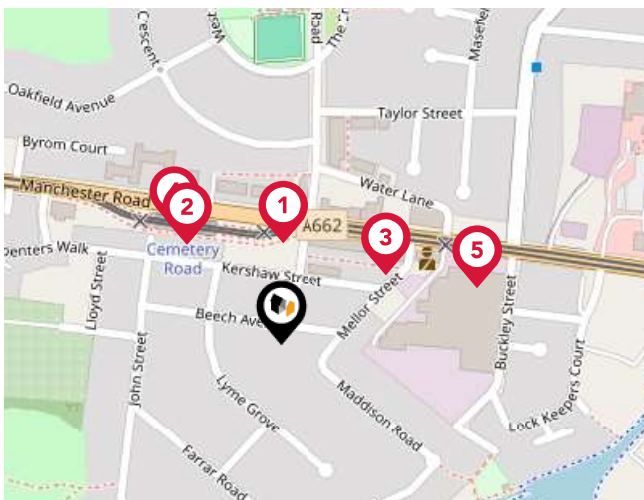


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport Terminal 1	9.45 miles
2	Terminal One Access	9.44 miles
3	Terminal One Access	9.45 miles
4	Terminal Two Access	9.3 miles

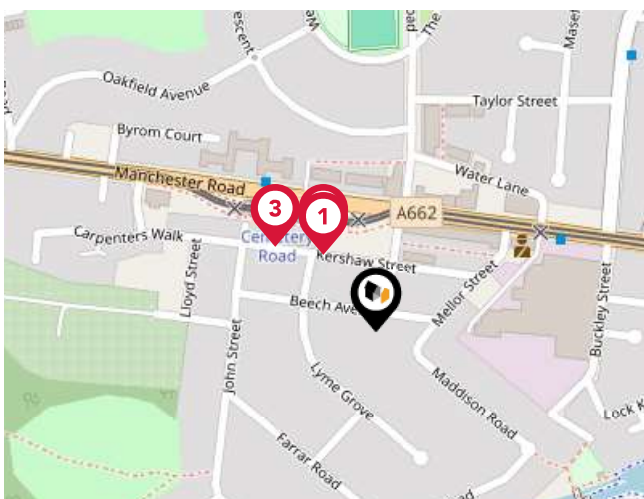
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cemetery Road	0.06 miles
2	Cemetery Road Metrolink Stop	0.08 miles
3	Cemetery Road	0.07 miles
4	Cemetery Road Metrolink Stop	0.09 miles
5	Scott Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Cemetery Road (Manchester Metrolink)	0.05 miles
2	Cemetery Road (Manchester Metrolink)	0.06 miles
3	Cemetery Road (Manchester Metrolink)	0.07 miles

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/>

