



Greenco Property Group

PROPERTY REPORT

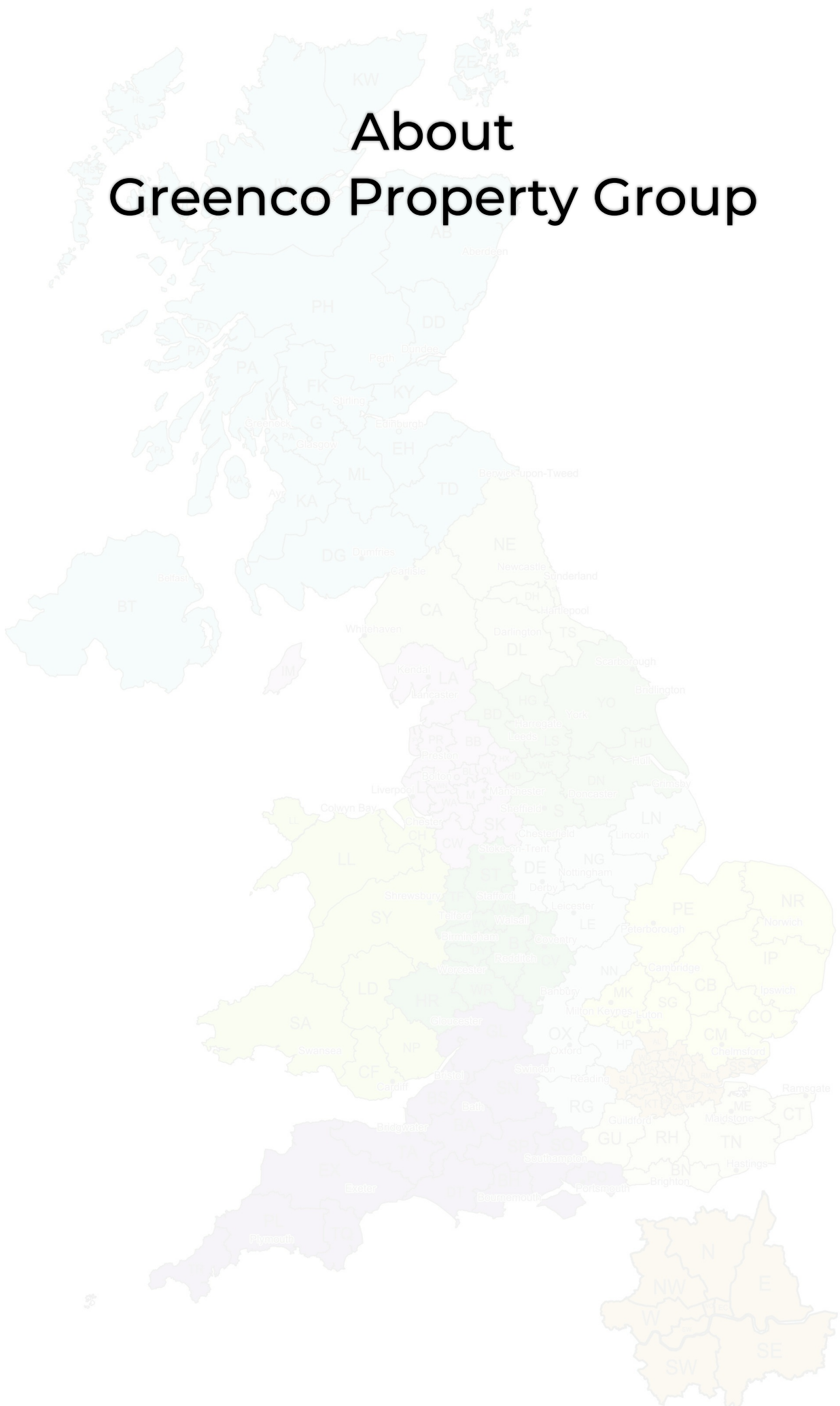
Report Generated on 23 / 01 / 2025



🏠 ■ Townsend Road, Manchester, M27
6ED



About Greenco Property Group

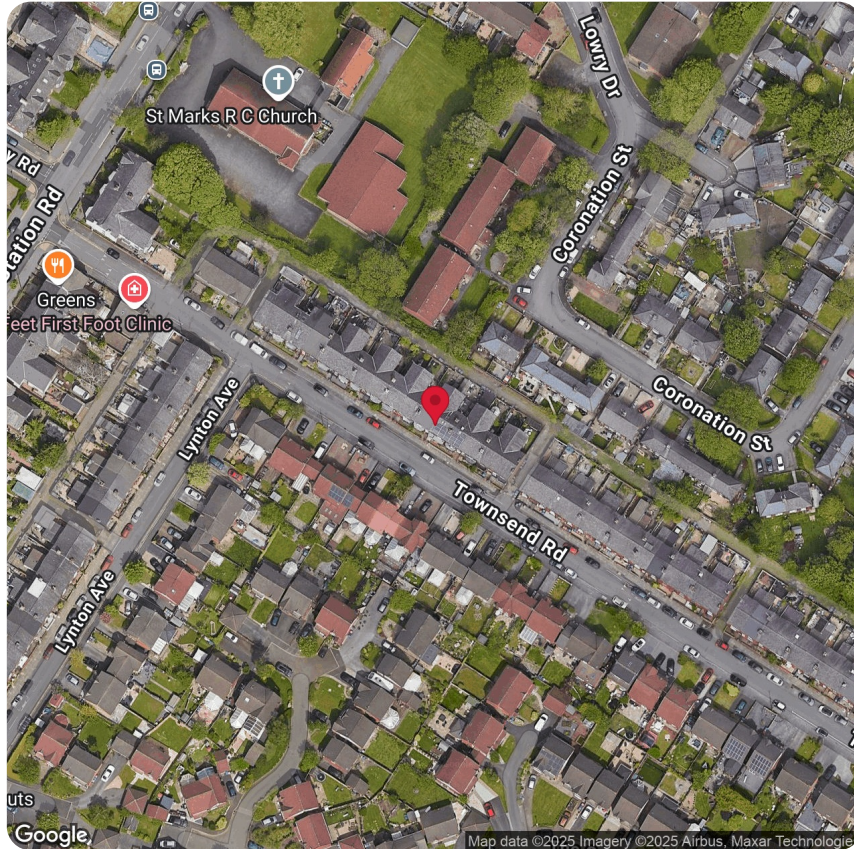


REPORT CONTENT

ABOUT US	1
STREET VIEW / ORDNANCE SURVEY MAP	3
PROPERTY SUMMARY	4
PROPERTY IMAGES	5
FLOOR PLAN	7
EPC	8
NEIGHBOURING PLANNING HISTORY	9
NEAREST PRIMARY SCHOOLS	10
NEAREST SECONDARY SCHOOLS	11
UNIVERSITIES AND COLLEGES	12
TRANSPORTATION LINKS	13
NEAREST HOSPITAL / GP / DENTIST / NHS	14
CONNECTIVITY	15



STREET VIEW / ORDNANCE SURVEY MAP



PROPERTY SUMMARY

KEY FEATURES



-
CURRENT MARKET
PRICE



Terraced
PROPERTY TYPE



3
BEDROOMS



1
BATHROOMS



893.00 Sqft
(82.96 SQ. M.)
FLOOR AREA



£130,000
LAST SOLD PRICE



13-12-2019
LAST SOLD DATE



GM346415
TITLE NUMBER



Leasehold
TENURE



1930-1949
YEAR BUILT



YES
COMPANY OWNED



**Not a Flood
Risk Area**
FLOOD RISK

KEY DETAILS

Salford
COUNCIL

Salford and Eccles
CONSTITUENCY

North West
REGION

49 / E
EPC RATING

[Domestic EPC in the Area](#)
[Non-Domestic EPC in the Area](#)
EPC RATINGS IN THE AREA

-
PLANNING APPLICATION

No
PARKING FACILITIES

No
ACCESSIBILITY FEATURES

Yes
GAS SUPPLY

Yes
ELECTRICITY SUPPLY

Yes
WATER SUPPLY

PROPERTY IMAGES

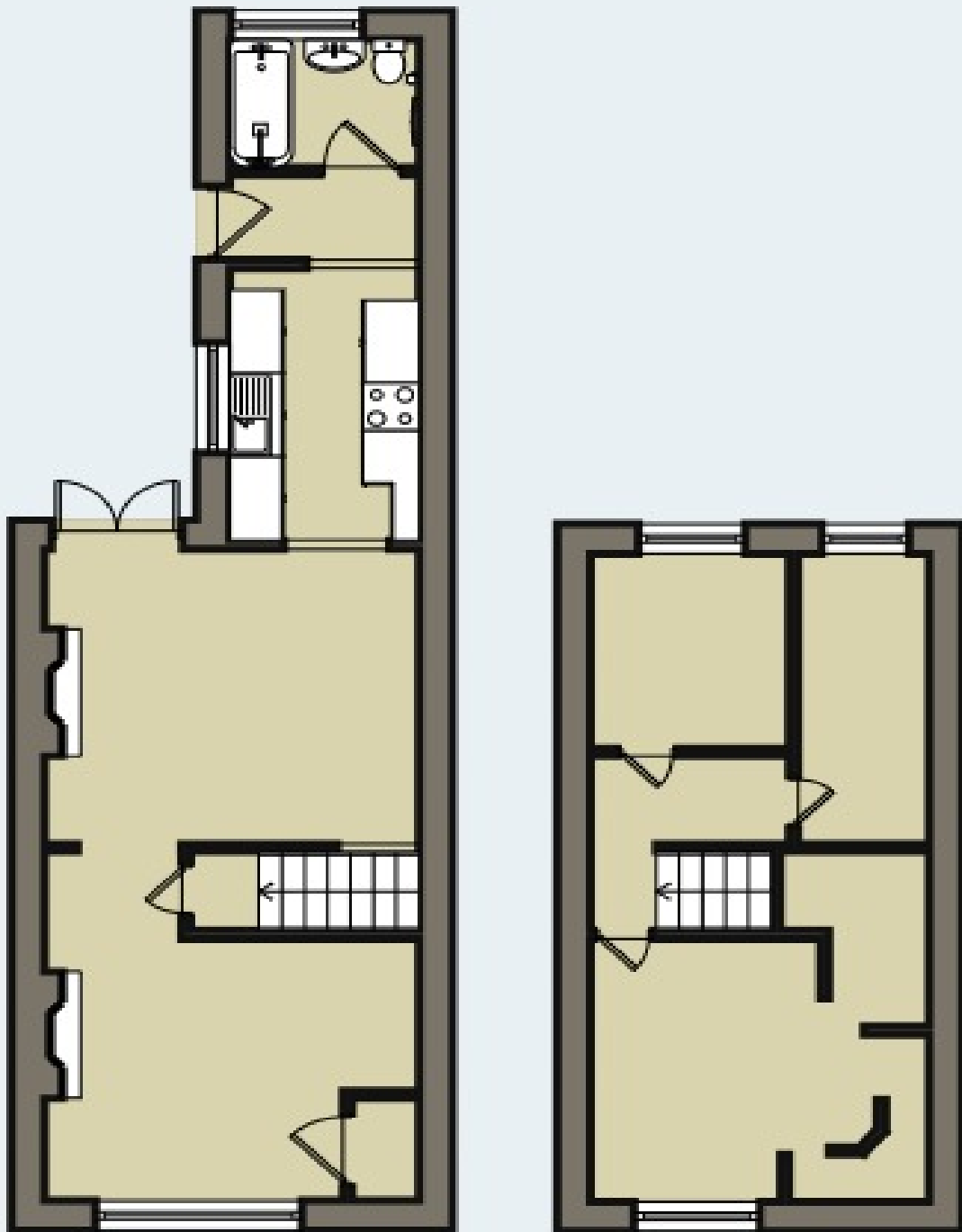
Browse through the property images to get a better idea -
Take a look at the property images.



PROPERTY IMAGES



PROPERTY FLOOR PLAN



EPC - ENERGY PERFORMANCE CERTIFICATE

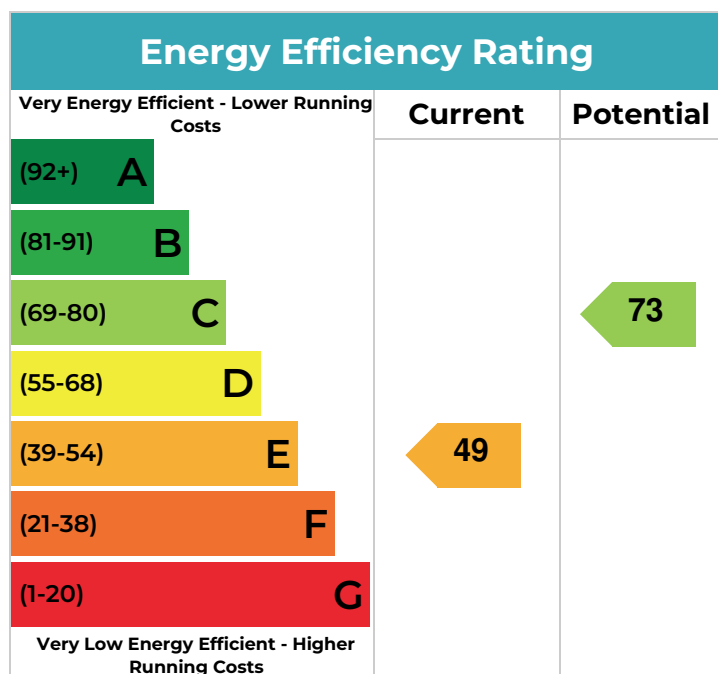
Townsend
Road, Manchester,
M27 6ED

Energy Rating

E

Valid until
06-11-2030











This property's current energy rating is **49/E**. It has the potential to be **73/C**.
See how to improve this property's energy efficiency.



Roof	Pitched, no insulation (assumed)
Walls	Cavity wall, as built, no insulation (assumed)
Window	Fully double glazed
Floor	Suspended, no insulation (assumed)
Main Heating	Boiler and radiators, mains gas
Main Heating Controls	Programmer, TRVs and bypass
Secondary Heating	Room heaters, electric
Hot Water System	From main system
Lighting	No low energy lighting

Current Efficiency	49 / E
Potential Efficiency	73 / C
Inspection Date	06-11-2020
Valid Until	06-11-2030
Tenure	Rented (private)
Habitable Rooms	4
Heated Rooms	4
Local Authority	Salford E08000006 (click to know more)
Total Floor Area	893.00 Sq.Ft. (82.96 Sq.M.)
Property Type	House
Roof Efficiency	Very Poor
Wall Efficiency	Poor
Window Efficiency	Average
Floor Efficiency	Unknown
Main Heating Efficiency	Good
Secondary Heating Efficiency	-
Hot Water Efficiency	Good
Lighting Efficiency	Very Poor
Floors	-
Floor Height	2.7(m)

NEIGHBOURING PLANNING HISTORY

 08-02-2020 Ref.No. 20/74748/HH	14 Townsend Road Swinton M27 6SH Decision - Decided Description - Proposed two storey side/rear extension and single storey rear extension	 08-10-2020 Ref.No. 20/75775/CLUDP	45 The Gateways Swinton M27 6LA Decision - Decided Description - Application for a lawful development certificate for a proposed garage conversion of integral gar...
 12-06-2023 Ref.No. 23/81424/HH	96 Pendlebury Road Swinton Salford M27 4BF Decision - Decided Description - Demolition of existing single storey side extension & existing detached garage. Proposed two stor...	 19-08-2021 Ref.No. 21/77912/FUL	162 Station Road Swinton M27 6BT Decision - Decided Description - Change of use from C3 to Sui Generis, 8 Bed, 8 Person HMO, with loft conversion with flat roof do...
 02-03-2023 Ref.No. 22/80969/HH	91 Station Road Swinton Salford M27 6BS Decision - Decided Description - Proposed two storey extension and dormer to rear of property	 01-10-2020 Ref.No. 20/75463/FUL	Lionsgate House Lynton Road Swinton M27 6HD Decision - Decided Description - Demolish existing Office Block and erection of 3 no. dwellings
 02-05-2020 Ref.No. 20/75217/HH	10 Longshaw Avenue Swinton M27 6BQ Decision - Decided Description - Erection of a single storey side extension	 13-06-2020 Ref.No. 20/75144/HH	75 Station Road Swinton M27 6BR Decision - Decided Description - Loft Conversion with front and rear dormer windows
 22-12-2022 Ref.No. 22/80289/HH	75 Station Road Swinton Salford M27 6BR Decision - Decided Description - Formation of basement steps with railing to frontage	 13-02-2020 Ref.No. 19/74289/P3KPA	Riverside Agecroft Road Pendlebury Swinton Manchester M27 8SJ Decision - Decided Description - Prior approval for change of use from Office (B1) to State Funded School (D2)

NEAREST PRIMARY SCHOOLS



**Townsend Road,
Manchester,
M27 6ED**



Outstanding



Good



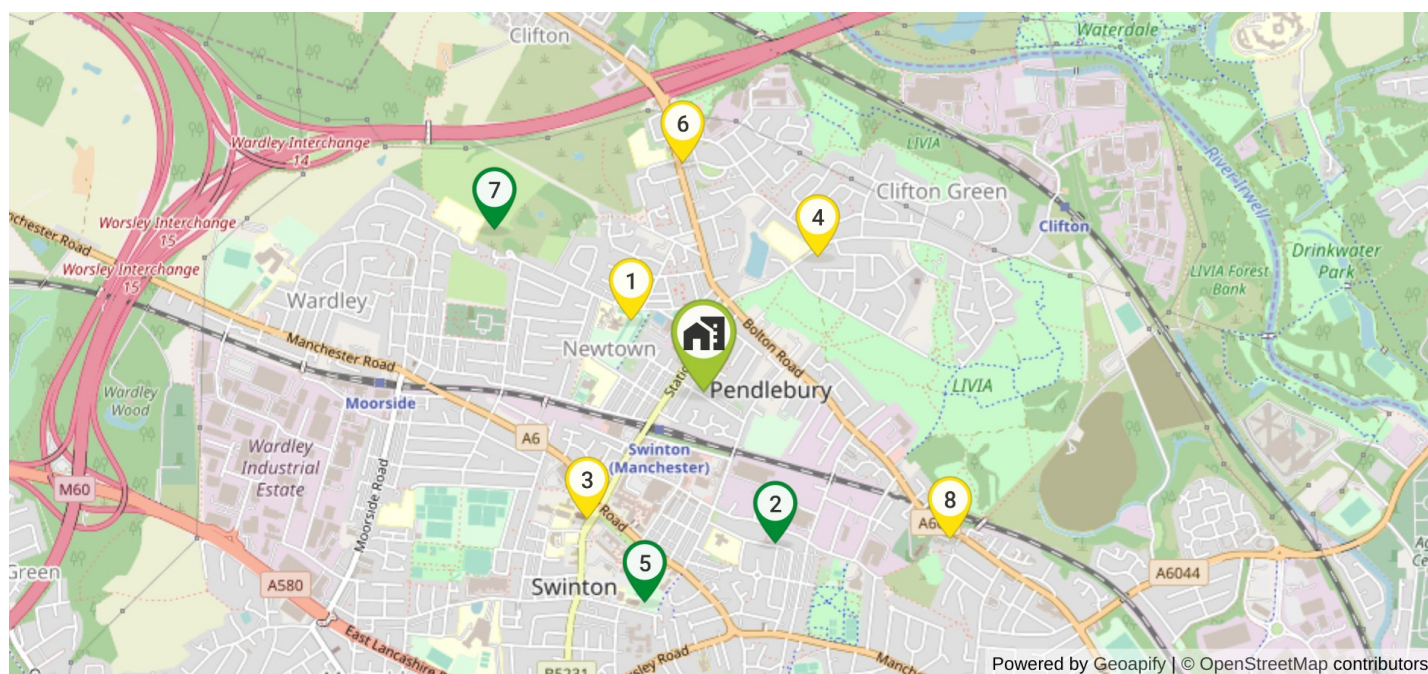
Requires Improvement



Lowest



Not Rated



Mossfield Primary School

Mossfield Road, Swinton, Manchester, M27 6EH

376 **Mixed** **No** **No** **0.24 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Mary's RC Primary School

Milner Street, Swinton, Manchester, M27 4AS

231 **Mixed** **No** **No** **0.39 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Peter's CofE Primary School

Vicarage Road, Swinton, Manchester, M27 0WA

220 **Mixed** **No** **No** **0.4 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Mark's RC Primary School

Queensway, Clifton, Manchester, M27 8QE

225 **Mixed** **No** **No** **0.41 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



The Deans Primary School

Stanwell Road, Swinton, Manchester, M27 5TD

375 **Mixed** **No** **No** **0.5 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Clifton Primary School

Wroe Street, Clifton, Manchester, M27 6PF

301 **Mixed** **No** **No** **0.54 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Wardley CofE Primary School

Moss Bank Road, Wardley, Manchester, M27 9XB

224 **Mixed** **No** **No** **0.62 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Augustine's CofE Primary School

380 Bolton Road, Pendlebury, Manchester, M27 8UX

198 **Mixed** **No** **No** **0.66 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



NEAREST SECONDARY SCHOOLS



**Townsend Road,
Manchester,
M27 6ED**



Outstanding



Good



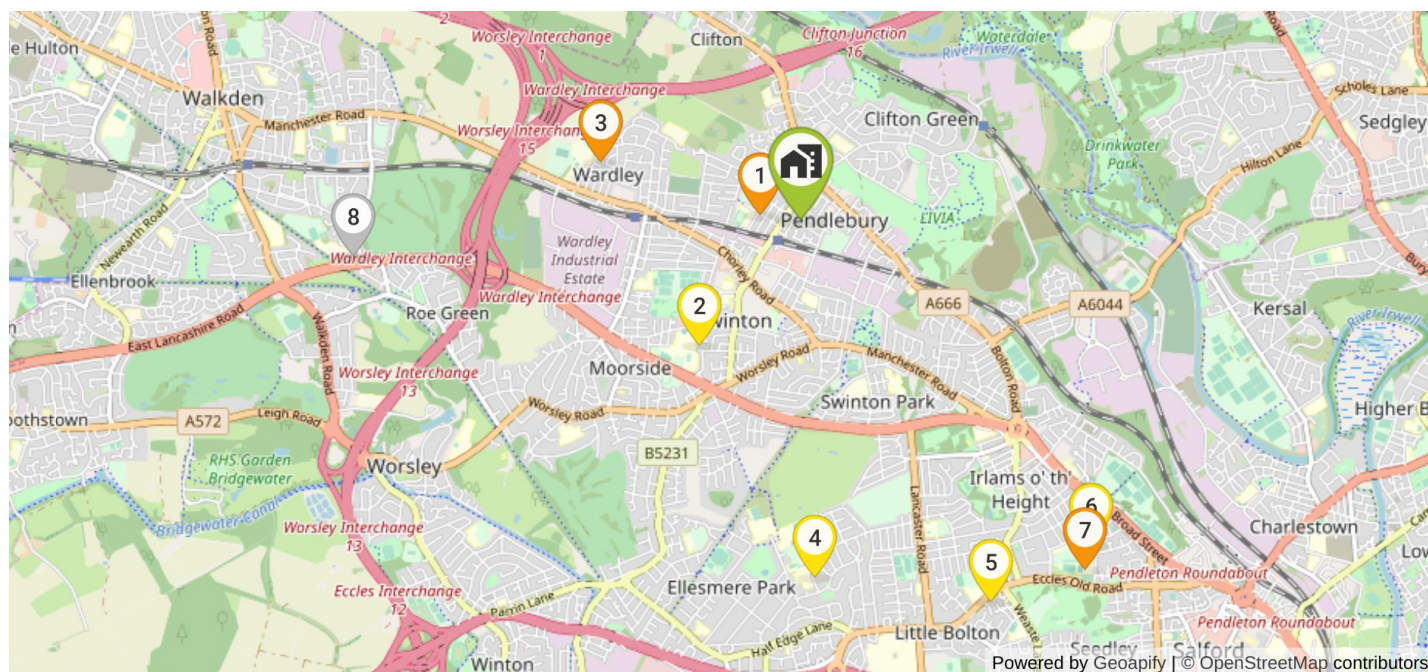
Requires Improvement



Lowest



Not Rated



Co-op Academy Swinton

Sefton Road, Pendlebury, Manchester, Greater Manchester, M27 6JU

967 **Mixed** **No** **No** **0.19 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Moorside High School

57 Deans Road, Swinton, Manchester, M27 0AP

1111 **Mixed** **No** **No** **0.73 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Ambrose Barlow RC High School

37 Ash Drive, Wardley, Manchester, M27 9QP

1042 **Mixed** **No** **No** **0.95 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Ellesmere Park High School

Wentworth Road, Eccles, Manchester, M30 9BP

788 **Mixed** **No** **No** **1.63 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



All Hallows RC High School

150 Eccles Old Road, Salford, Greater Manchester, M6 8AA

680 **Mixed** **No** **No** **1.94 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Salford City College

Dronfield Road, Salford, M6 7FR

PUPILS **Mixed** **No** **No** **1.98 Miles**
GENDER HAS NURSERY PRIVATE DISTANCE



Buile Hill Academy

Eccles Old Road, Salford, Greater Manchester, M6 8RD

804 **Mixed** **No** **No** **2.05 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Co-op Academy Walkden

Old Clough Lane, Walkden, Manchester, M28 7JB

1487 **Mixed** **No** **No** **2.05 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

UNIVERSITIES & COLLEGES



**Townsend Road,
Manchester,
M27 6ED**



★★★★★



★★★★★



★★★★★



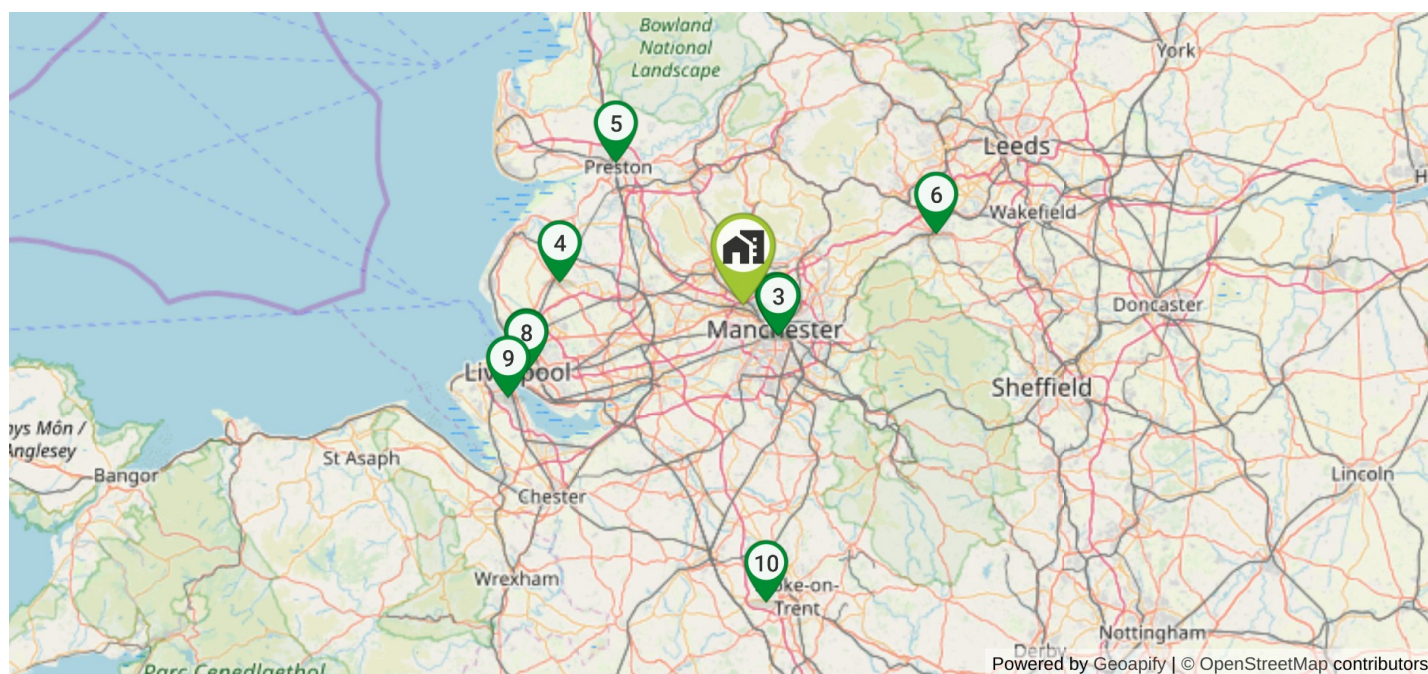
★★★★★



★★★★★



No Rating



Manchester Metropolitan University

★★★★★

All Saints, All Saints Building, Manchester
M15 6BH, United Kingdom

5.02 Miles

DISTANCE



Manchester University ★★★★★

Oxford Rd, Manchester M13 9PL, United Kingdom

5.35 Miles

DISTANCE



University of Manchester ★★★★★

Oxford Rd, Manchester M13 9PL, United Kingdom

5.35 Miles

DISTANCE



Edge Hill University ★★★★★

St Helens Rd, Ormskirk L39 4QP, United Kingdom

22.21 Miles

DISTANCE



University of Central Lancashire ★★★★★

Fylde Rd, Preston PR1 2HE, United Kingdom

23.01 Miles

DISTANCE



Huddersfield University ★★★★★

Queensgate, Huddersfield HD1 3DH, United Kingdom

24.44 Miles

DISTANCE



University of Liverpool ★★★★★

Liverpool L69 3BX, United Kingdom

27.06 Miles

DISTANCE



Liverpool University ★★★★★

Liverpool L69 3BX, United Kingdom

27.07 Miles

DISTANCE



Liverpool John Moores University

★★★★★

Liverpool John Moores University, 70 Mount Pleasant, Merseyside L3 5UX, United Kingdom

30.13 Miles

DISTANCE



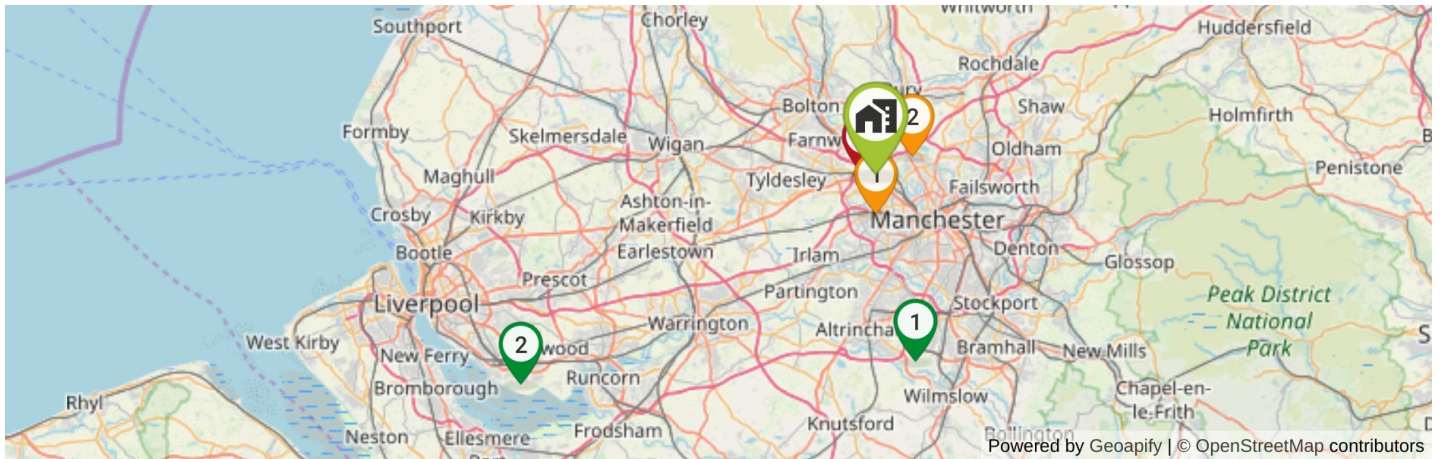
Keele University ★★★★★

Keele, Newcastle ST5 5BG, United Kingdom

35.54 Miles

DISTANCE

TRANSPORT LINKS



AIRPORTS

- 1 Manchester Airport, Manchester M90 1QX, United Kingdom
11.34 Miles
- 2 Liverpool John Lennon Airport, Speke Hall Ave, Speke, Liverpool L24 1YD, United Kingdom
24.72 Miles
- 3 Blackpool Airport, Squires Gate Ln, Blackpool FY4 2QY, United Kingdom
34.23 Miles



BUS STATION

- 1 Station Road (Stop E), United Kingdom
0.17 Miles
- 2 Swinton Shopping Centre (Stop E), United Kingdom
0.31 Miles
- 3 Swinton Church (Stop G), United Kingdom
0.39 Miles



TRAIN STATION

- 1 Swinton (Greater Manchester), Pendlebury, Manchester M27 6BT, United Kingdom
0.15 Miles
- 2 Moorside, Chorley Rd, Wardley, Swinton, Worsley, Manchester M27 9RH, United Kingdom
0.72 Miles
- 3 Clifton, Swinton, Clifton, Manchester M27 8LT, United Kingdom
0.94 Miles



TRAM STATIONS

- 1 Eccles, Eccles, Manchester M30 0BP, United Kingdom
2.27 Miles
- 2 Prestwich, Prestwich, Manchester M25 1BP, United Kingdom
2.46 Miles
- 3 Weaste, Salford M5 5EB, United Kingdom
2.57 Miles



NEAREST HOSPITALS / GP / DENTISTS / NHS



HOSPITALS (NHS)

Cygnnet Lodge Salford

Radcliffe Park Crescent Manchester M6 7WQ
1.33 Miles

Oaklands Hospital

19 Lancaster Road Salford M6 8AQ
1.73 Miles

Salford Royal

Stott Lane Salford M6 8HD
2.02 Miles



GP (NHS)

Walkden Medical Practice

2 Hodge Road Walkden Manchester M28 3AT
2.64 Miles

The Limes Medical Practice

8-12 Hodge Road Walkden Worsley Manchester M28 3AT
2.64 Miles

The Gill Medical Practice

5 Harriet Street Worsley Manchester M28 3DR
2.69 Miles



DENTIST (NHS)

Smart Dental Care

Smart Dental Care - Pendlebury Dental Centre 661 Bolton Road Manchester M27 4EJ
0.2 Miles

Aligned Dental Care Limited (Aligned Orthodontics)

56 Chorley Road Manchester M27 5AD
0.44 Miles

Swinton Dental Centre

63 Chorley Road Manchester M27 4AF
0.47 Miles



HOSPITALS (CQC)

Baxter Education Centre Northwest

202a Partington Lane, Swinton Manchester M27 0NA
0.48 Miles

Manchester Children's Clinic

155 Manchester Road Swinton Manchester M27 4FH
0.89 Miles

Ingleside Birth and Community Centre

Ingleside Swinton Park Road Salford M6 7PA
1.22 Miles



GP (CQC)

Silverdale Medical Practice

Pendlebury Health Centre 659 Bolton Road, Pendlebury Manchester M27 8HP
0.23 Miles

The Lakes Medical Practice

The Lakes Medical Centre 21 Chorley Road, Swinton Manchester M27 4AF
0.47 Miles

The Poplars Medical Centre

202 Partington Lane Manchester M27 0NA
0.48 Miles



DENTIST (CQC)

Pendlebury Dental Centre

Dental Surgery, 661 Bolton Road Pendlebury, Swinton Manchester M27 4EJ
0.2 Miles

Aligned Orthodontics

56 Chorley Road Swinton Manchester M27 5AD
0.44 Miles

Swinton Practice Limited

63 Chorley Road Swinton Manchester M27 4AF
0.47 Miles



RESPONSE TIMES OF NHS SERVICES

Category Approx. Response Time

C1 00 hrs 08 mins 07 secs

C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)

C1T 00 hrs 10 mins 07 secs

C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)

C2 00 hrs 32 mins 04 secs

C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)

C3 02 hrs 33 mins 44 secs

C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required

C4 02 hrs 32 mins 00 secs

C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

BROADBAND & MOBILE





Broadband - Predicted Broadband Speeds



Speed Type	Download Speed	Upload Speed
Basic	17 Mbps	1 Mbps
Superfast	73 Mbps	16 Mbps
Ultrafast	1800 Mbps	220 Mbps

Mobile Coverage - Based on voice calls made



 INDOOR SPEED Good OUTDOOR SPEED Very Good	 INDOOR SPEED Good OUTDOOR SPEED Very Good	 INDOOR SPEED Good OUTDOOR SPEED Very Good	 INDOOR SPEED Very Good OUTDOOR SPEED Very Good
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DATA PROVIDERS



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 Email: sales@greenco.co.uk

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