

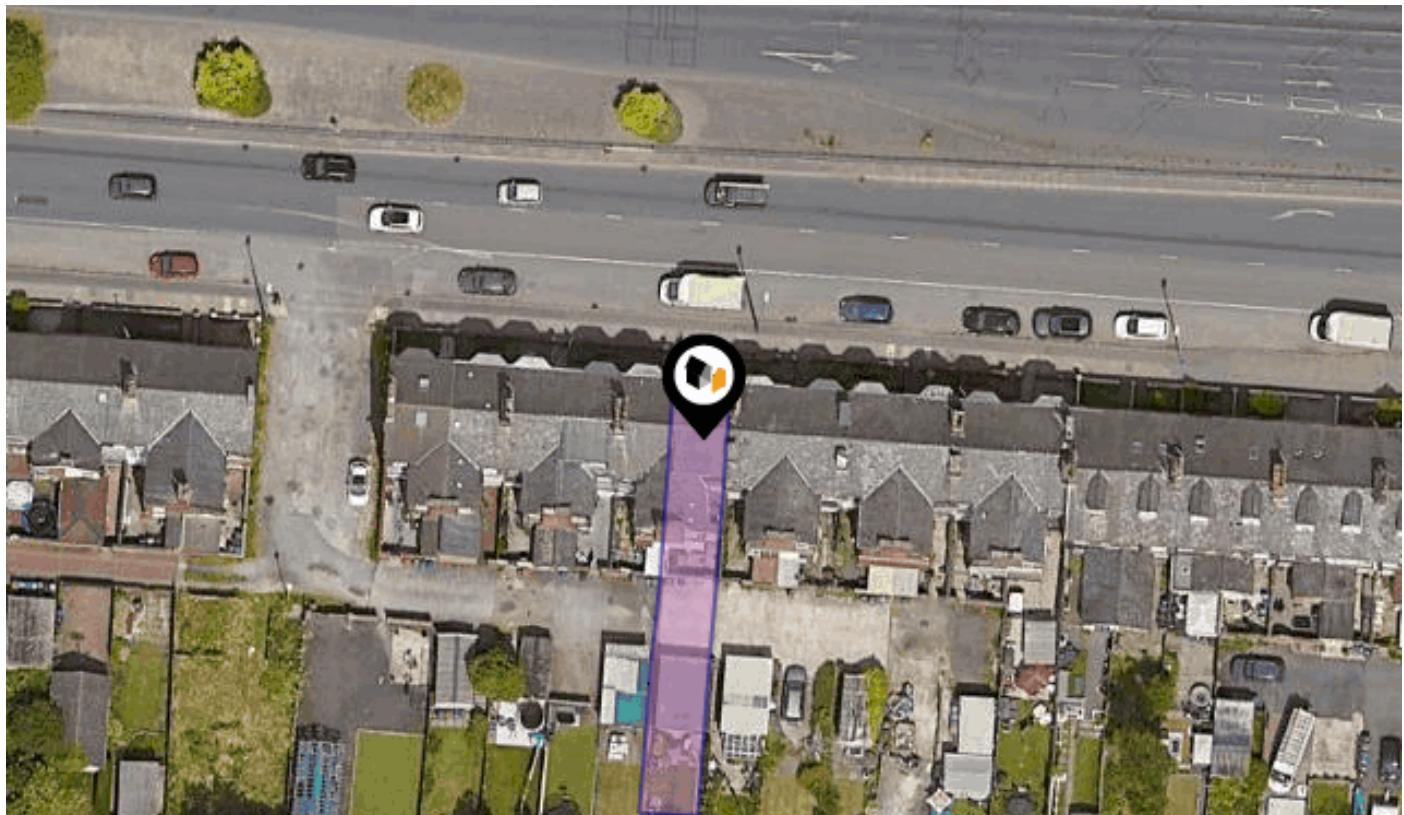


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



547, MANCHESTER ROAD, DENTON, MANCHESTER, M34 2PF

Lawler & Co | Hyde

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www.lawlerandcompany.co.uk/



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Property Overview



Property

Type:	Terraced	Last Sold Date:	07/02/2020
Bedrooms:	4	Last Sold Price:	£265,000
Floor Area:	914 ft ² / 85 m ²	Last Sold £/ft ² :	£289
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	1900-1929	Start Date:	06/04/1900
Council Tax :	Band A	End Date:	29/09/2898
Annual Estimate:	£1,541	Lease Term:	999 years from 29 September 1899
Title Number:	LA310431	Term Remaining:	873 years
UPRN:	100011599314		

Local Area

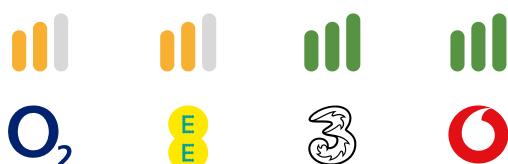
Local Authority:	Tameside
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13
mb/s **246**
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

Freehold Title Plan



GM346147

Leasehold Title Plan



LA310431

Start Date: 06/04/1900
End Date: 29/09/2898
Lease Term: 999 years from 29 September 1899
Term Remaining: 873 years

Property EPC - Certificate



547 MANCHESTER ROAD, DENTON, M34 2PF

Energy rating

D

Valid until 16.12.2022

Certificate number
866555699962012121714511133938232

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G		

Property

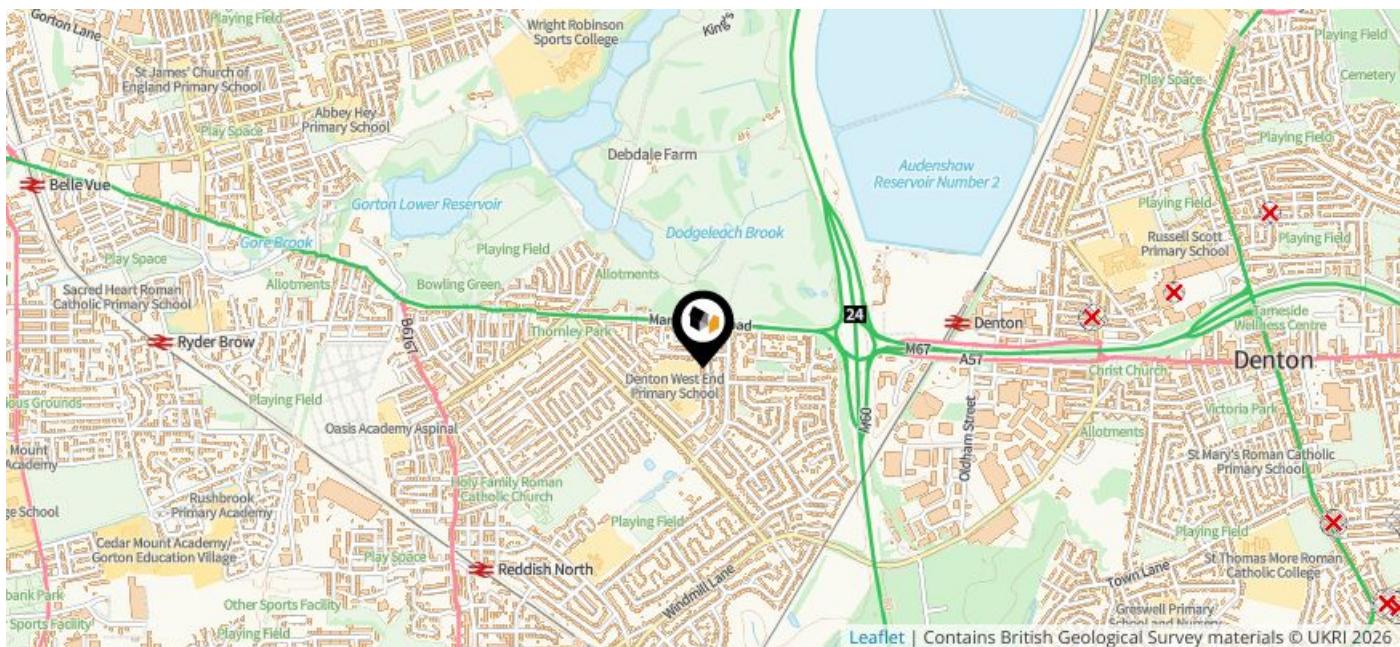
EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 42% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	85 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ▬ Gutter Pit
- ✖ Shaft

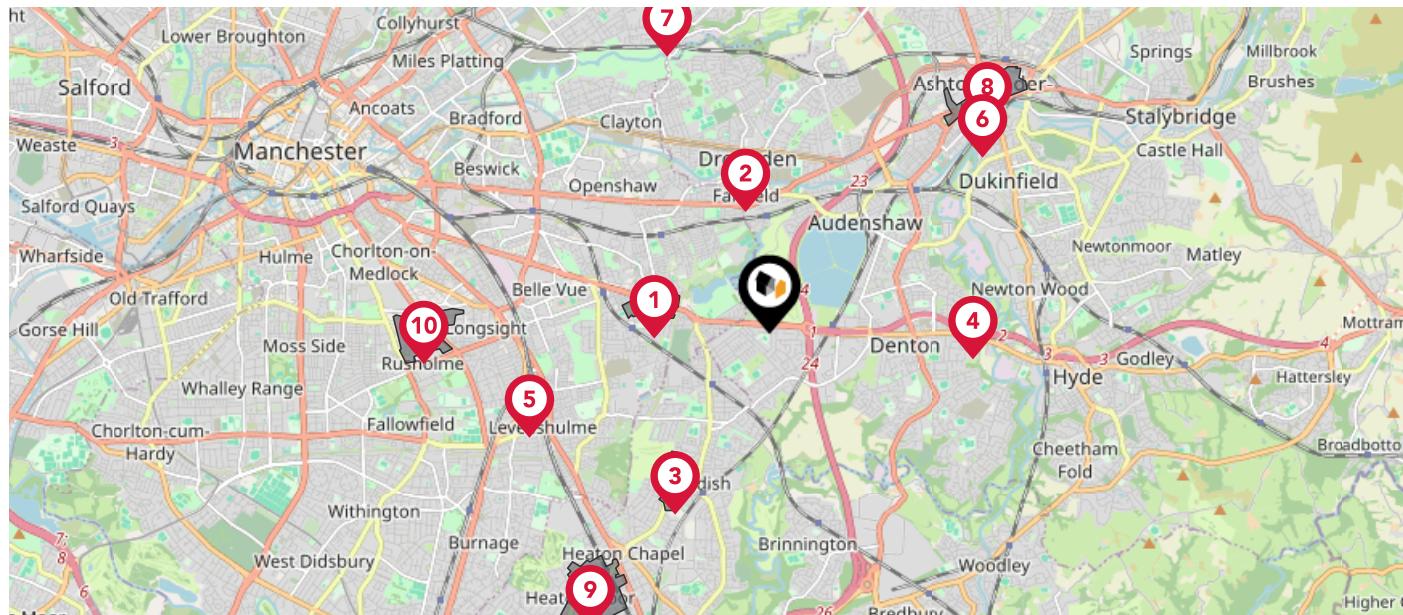
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



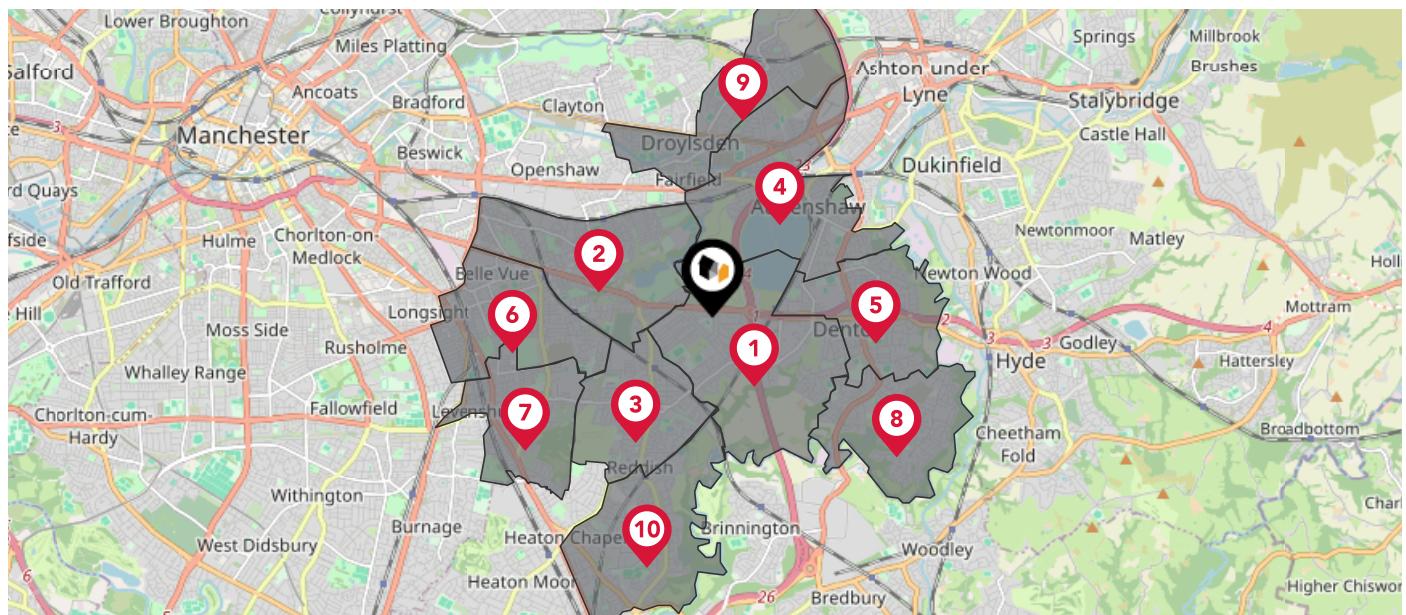
Nearby Conservation Areas

- 1 Gore Brook Valley, Gorton
- 2 Fairfield (Tameside)
- 3 Houldsworth
- 4 St Annes, Haughton
- 5 Rushford Park, Levenshulme
- 6 Portland Basin
- 7 Graver Lane, Newton Heath
- 8 Ashton Town Centre
- 9 Heaton Moor
- 10 Victoria Park

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



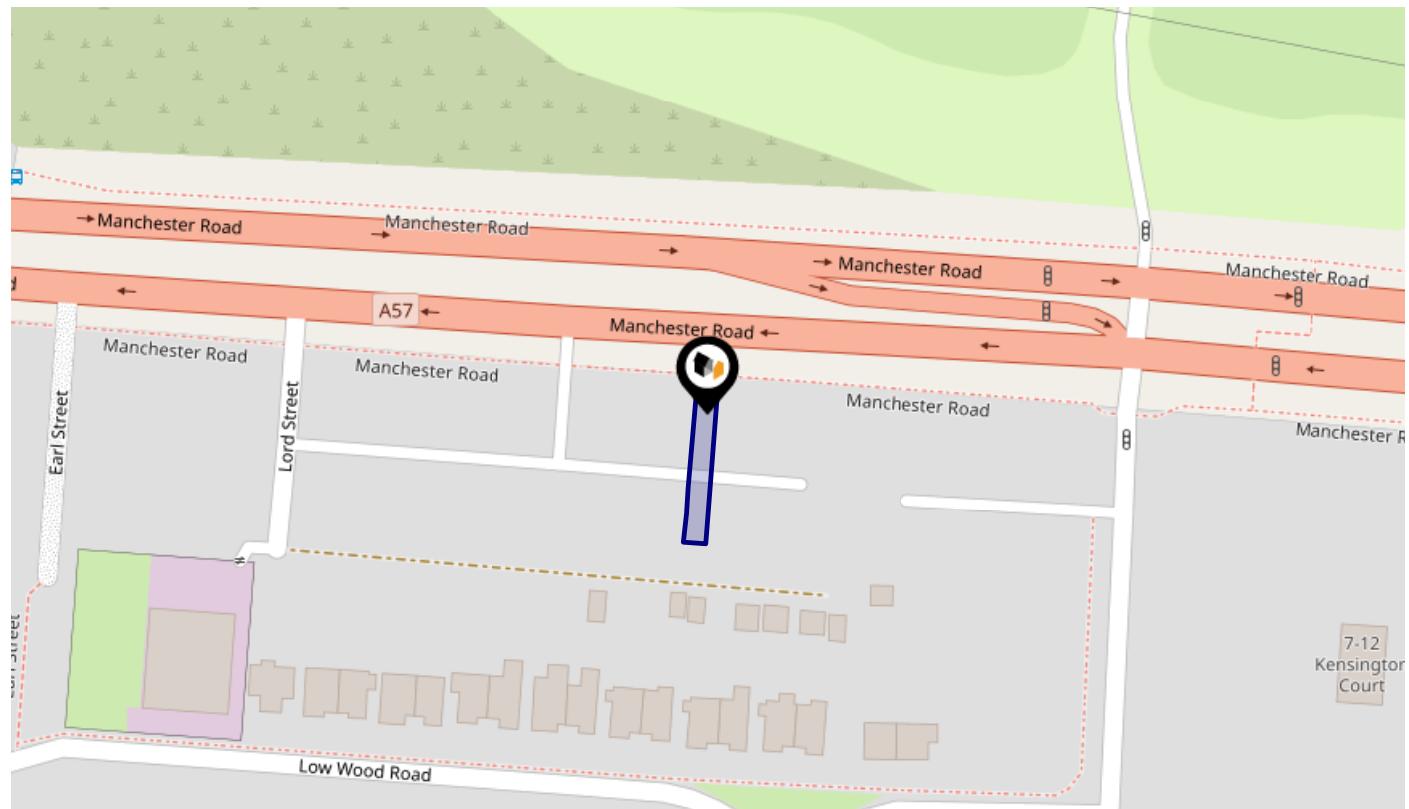
Nearby Council Wards

- 1 Denton West Ward
- 2 Gorton & Abbey Hey Ward
- 3 Reddish North Ward
- 4 Audenshaw Ward
- 5 Denton North East Ward
- 6 Longsight Ward
- 7 Levenshulme Ward
- 8 Denton South Ward
- 9 Droylsden East Ward
- 10 Reddish South Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

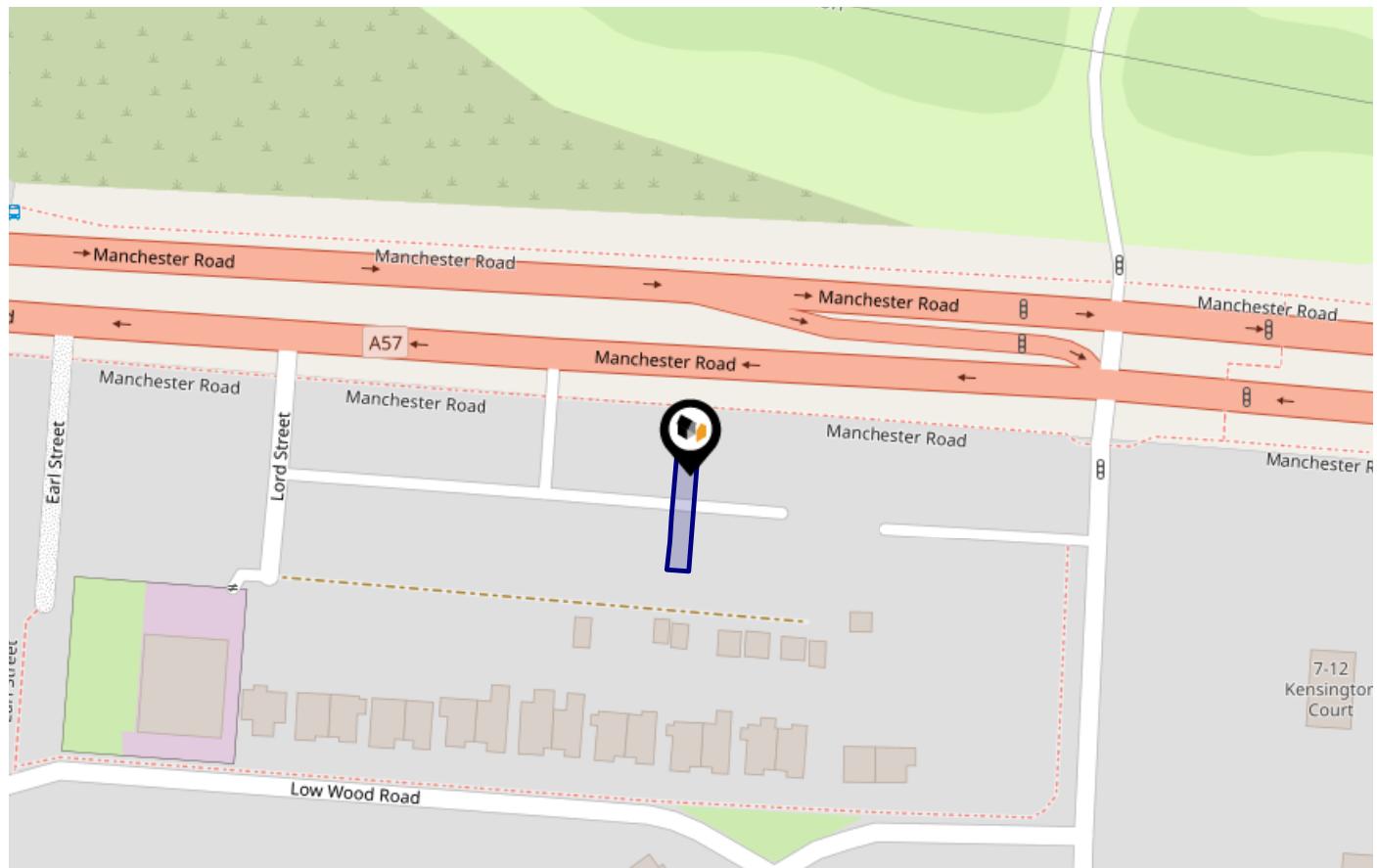
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

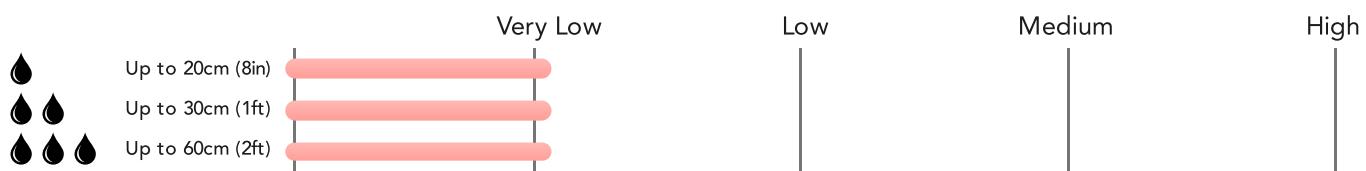


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

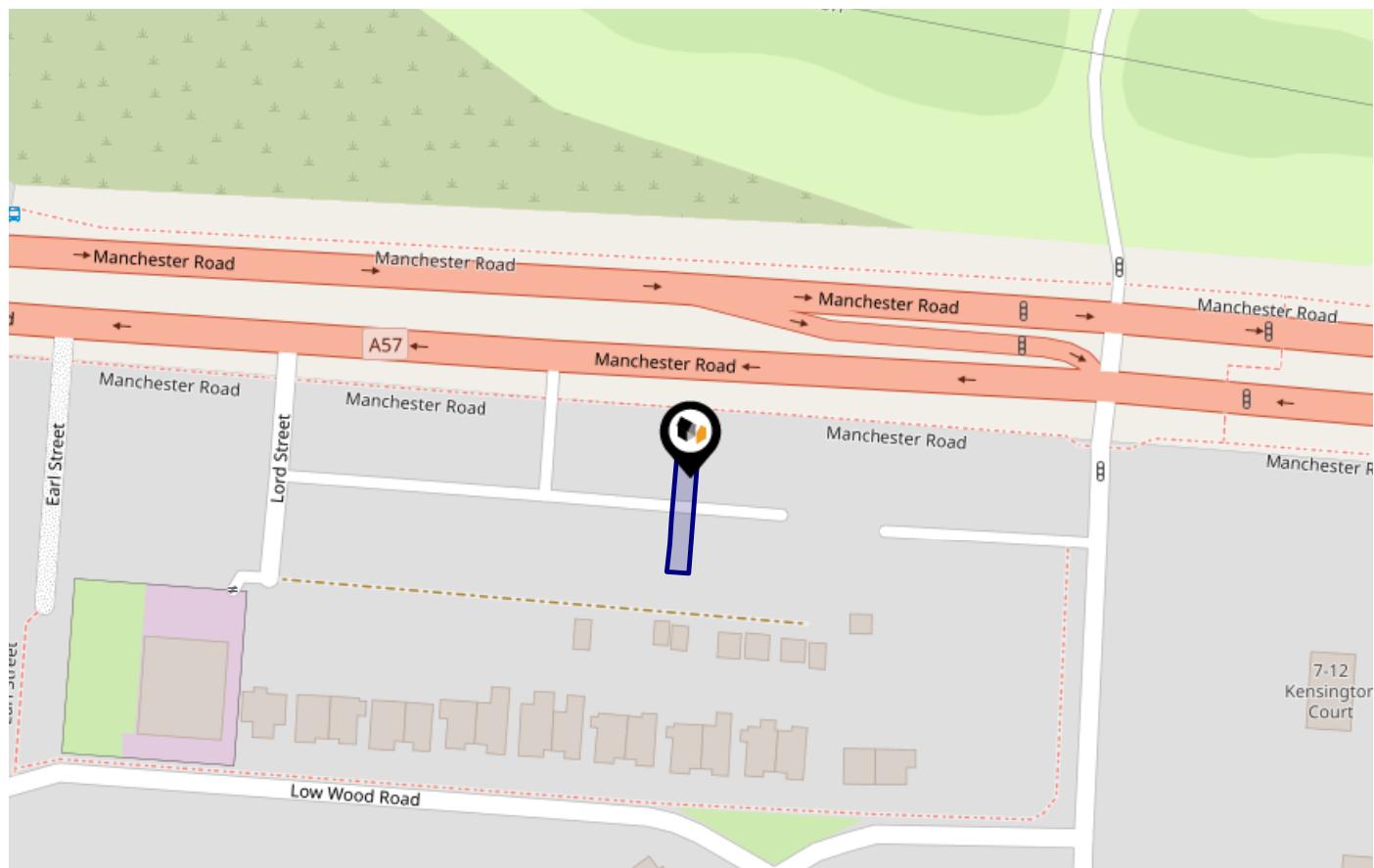
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

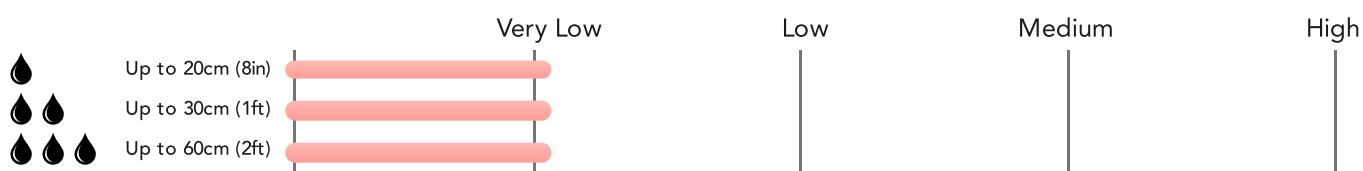


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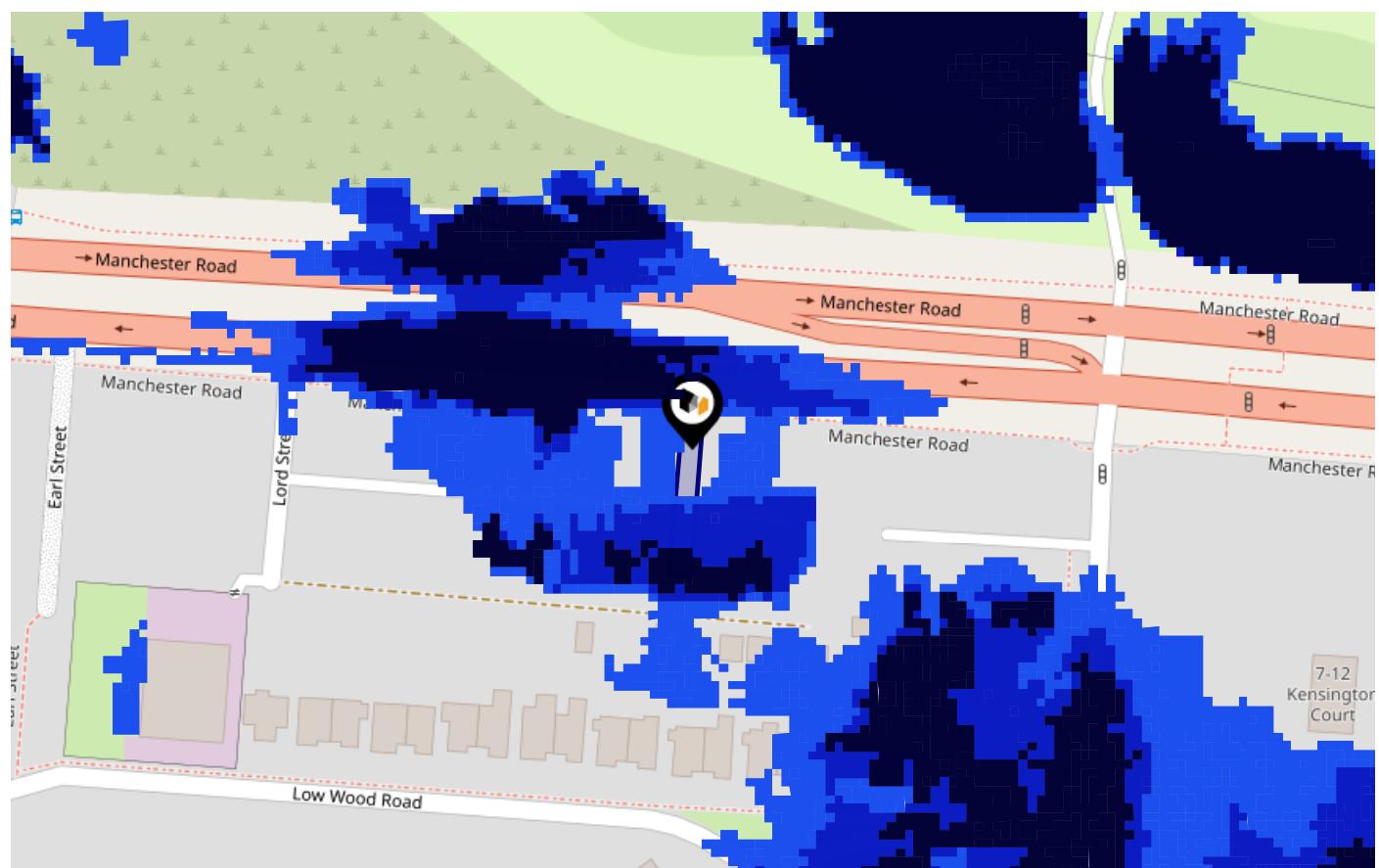
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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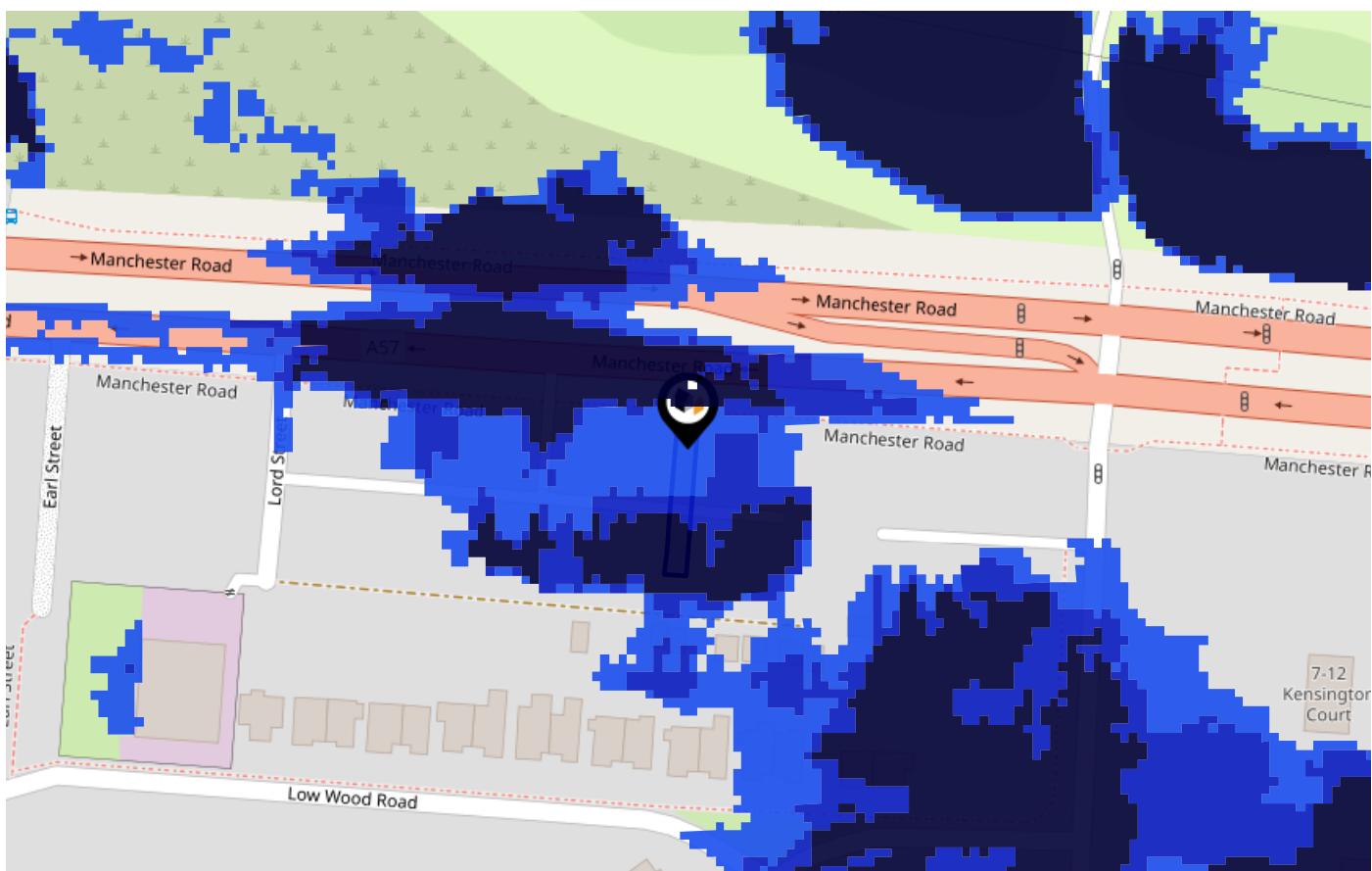
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

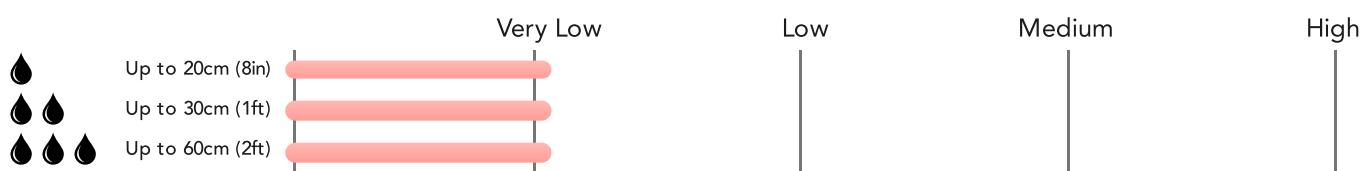


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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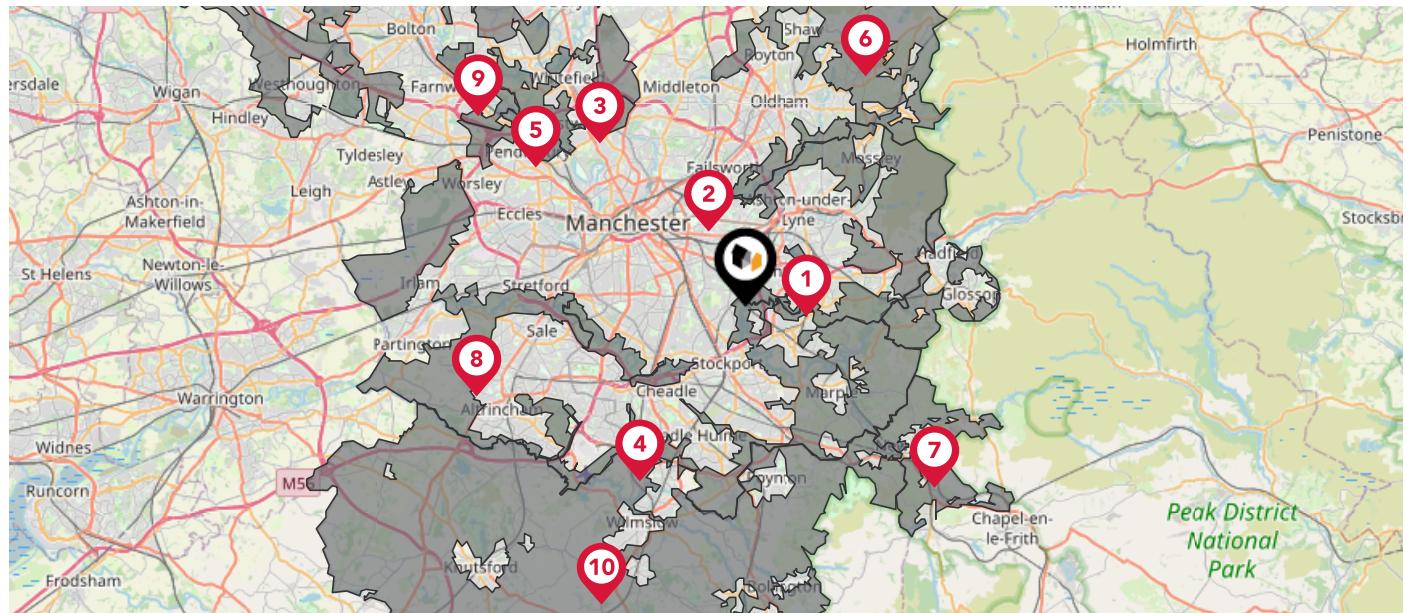
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



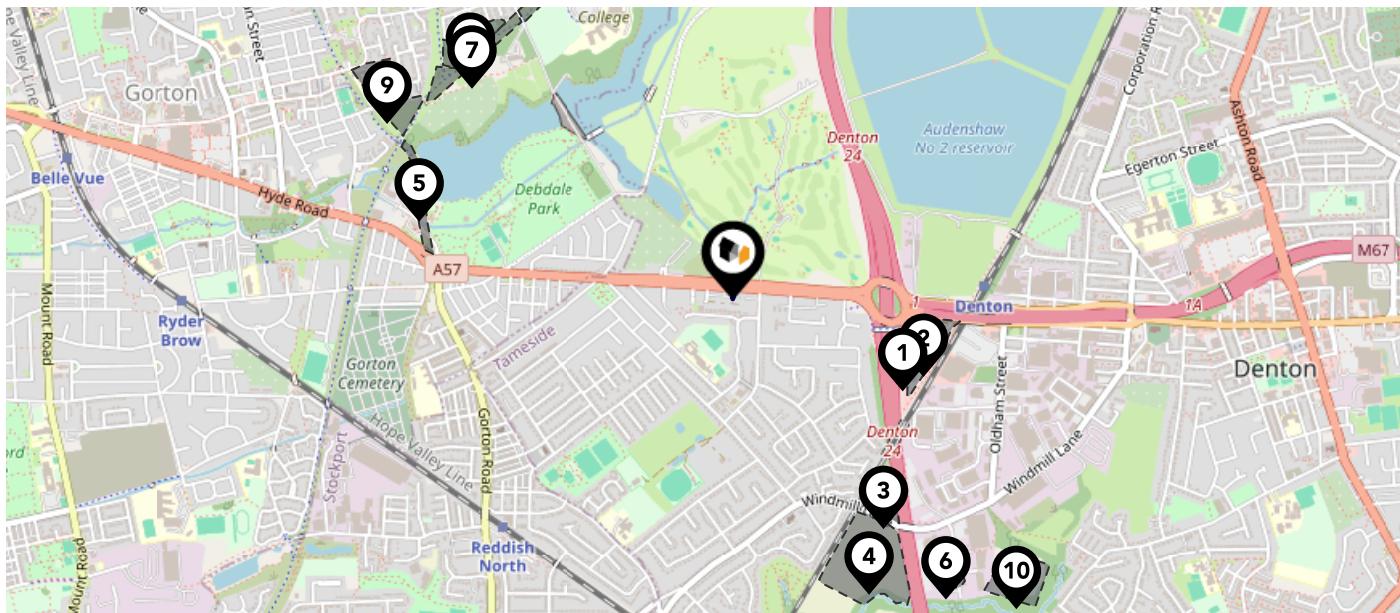
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - Manchester
- 3 Merseyside and Greater Manchester Green Belt - Bury
- 4 Merseyside and Greater Manchester Green Belt - Stockport
- 5 Merseyside and Greater Manchester Green Belt - Salford
- 6 Merseyside and Greater Manchester Green Belt - Oldham
- 7 Merseyside and Greater Manchester Green Belt - High Peak
- 8 Merseyside and Greater Manchester Green Belt - Trafford
- 9 Merseyside and Greater Manchester Green Belt - Bolton
- 10 Merseyside and Greater Manchester Green Belt - Cheshire East

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



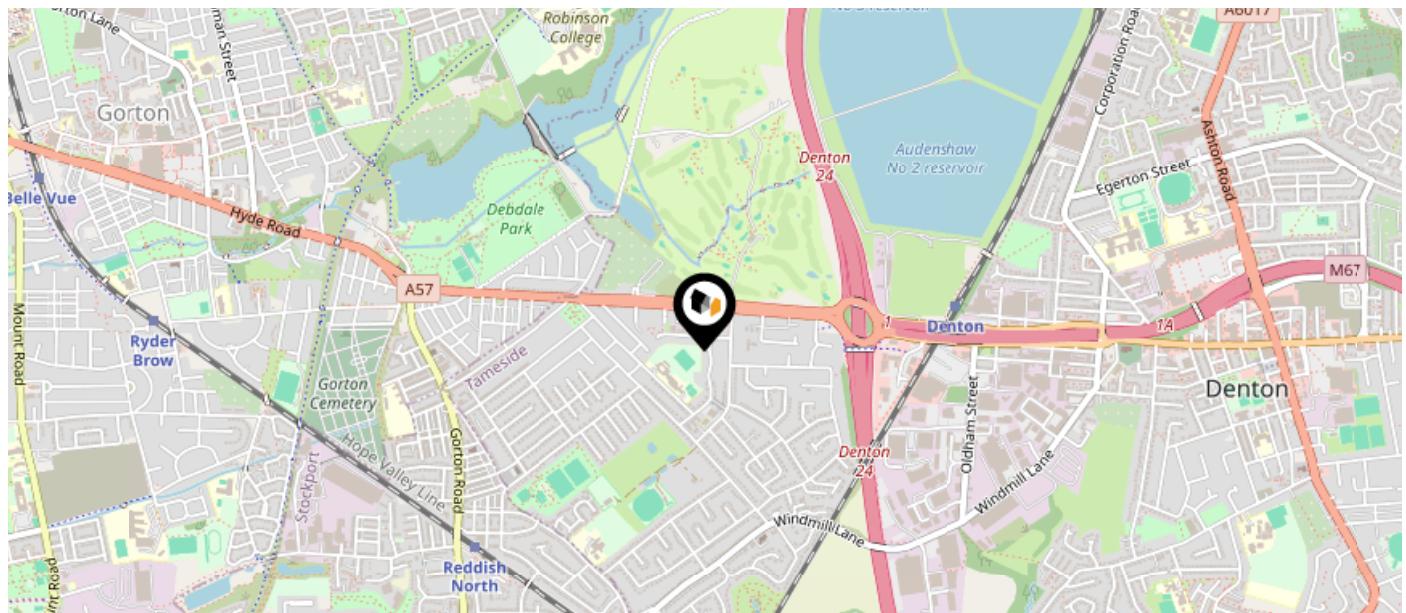
Nearby Landfill Sites

1	Between Alpha fields and A57-Denton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Alpha Playing Fields-Manchester Road, Denton	Historic Landfill	<input type="checkbox"/>
3	Site Adjacent To M66 Motorway-Windmill Lane, Denton, Tameside	Historic Landfill	<input type="checkbox"/>
4	Land West of M66 between Windmill Lane And Denton Brook, Tameside	Historic Landfill	<input type="checkbox"/>
5	Stockport Branch Canal-Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Denton Five-Denton Hall Park Road, Denton	Historic Landfill	<input type="checkbox"/>
7	Gorton Disused Railway Cutting-Off Abbey Hey Lane, Abbey Hey, Manchester, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Abbey Hey Lane-Levenshulme	Historic Landfill	<input type="checkbox"/>
9	High Bank-Gorton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Denton Four-Denton Hall Park Road, Denton	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

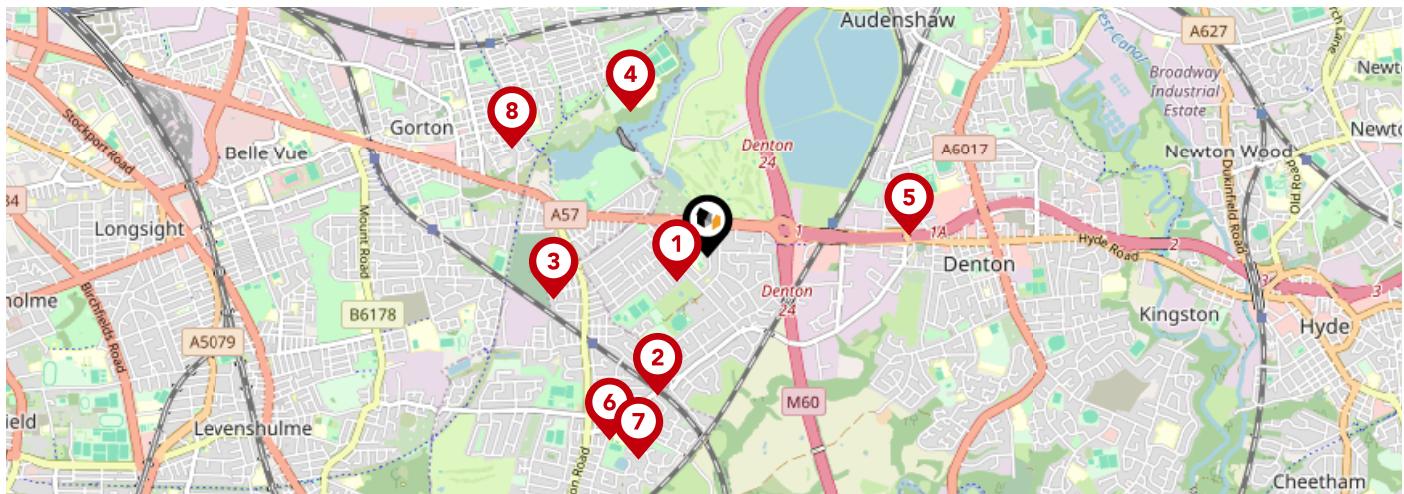


Listed Buildings in the local district

Grade

Distance

Area Schools



Nursery Primary Secondary College Private



Denton West End Primary School

Ofsted Rating: Good | Pupils: 454 | Distance: 0.17



Dane Bank Primary School

Ofsted Rating: Good | Pupils: 235 | Distance: 0.64



Oasis Academy Aspinal

Ofsted Rating: Good | Pupils: 230 | Distance: 0.7



Wright Robinson College

Ofsted Rating: Outstanding | Pupils: 1796 | Distance: 0.73



Denton Community College

Ofsted Rating: Special Measures | Pupils: 1368 | Distance: 0.89



Reddish Hall School

Ofsted Rating: Good | Pupils: 112 | Distance: 0.92



Vale View Primary School

Ofsted Rating: Requires improvement | Pupils: 436 | Distance: 0.94

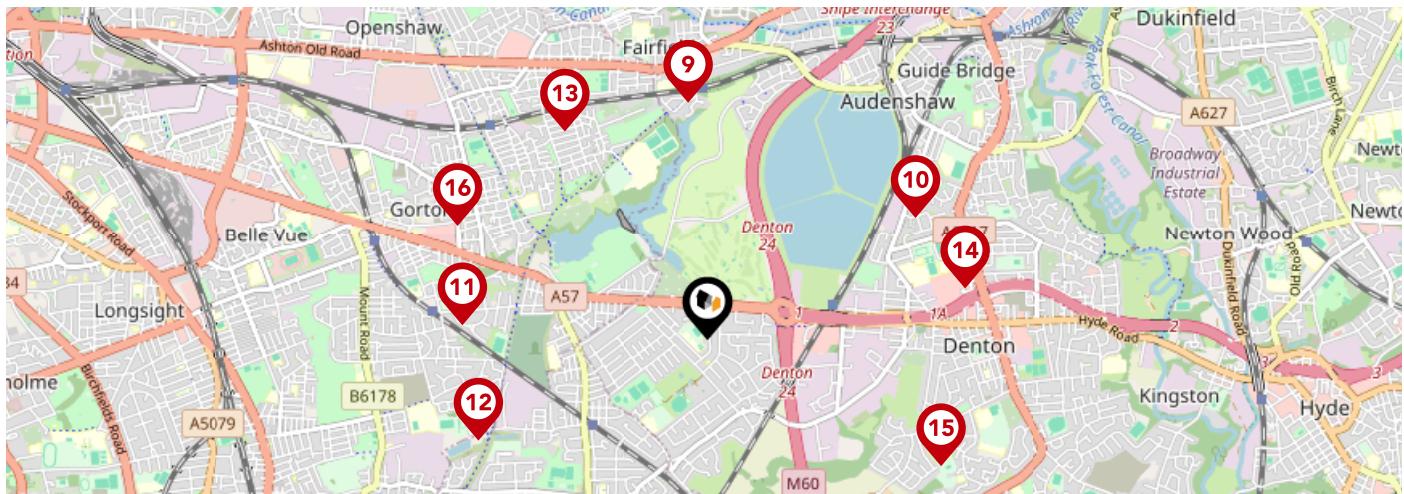


Abbey Hey Primary Academy

Ofsted Rating: Good | Pupils: 671 | Distance: 0.99



Area Schools



Nursery Primary Secondary College Private



St Anne's RC Primary School

Ofsted Rating: Good | Pupils: 237 | Distance: 1.05



Hawthorns School

Ofsted Rating: Outstanding | Pupils: 219 | Distance: 1.06



Old Hall Drive Academy

Ofsted Rating: Good | Pupils: 470 | Distance: 1.08



Rushbrook Primary Academy

Ofsted Rating: Requires improvement | Pupils: 562 | Distance: 1.1



St Clement's CofE Primary School

Ofsted Rating: Good | Pupils: 244 | Distance: 1.12



Russell Scott Primary School

Ofsted Rating: Good | Pupils: 459 | Distance: 1.16



Greswell Primary School and Nursery

Ofsted Rating: Good | Pupils: 445 | Distance: 1.17

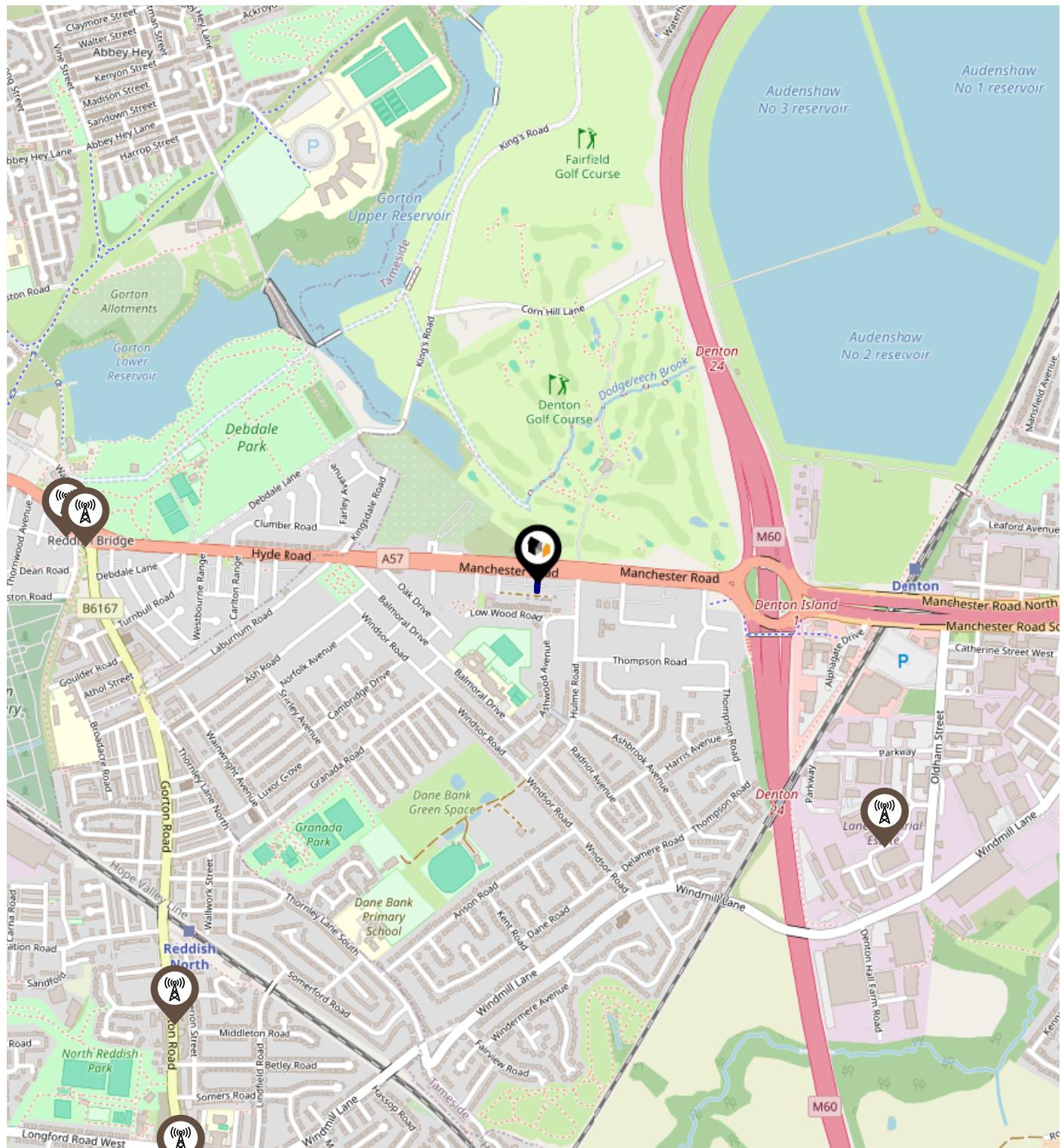


St James' CofE Primary School Gorton

Ofsted Rating: Good | Pupils: 447 | Distance: 1.21



Local Area Masts & Pylons



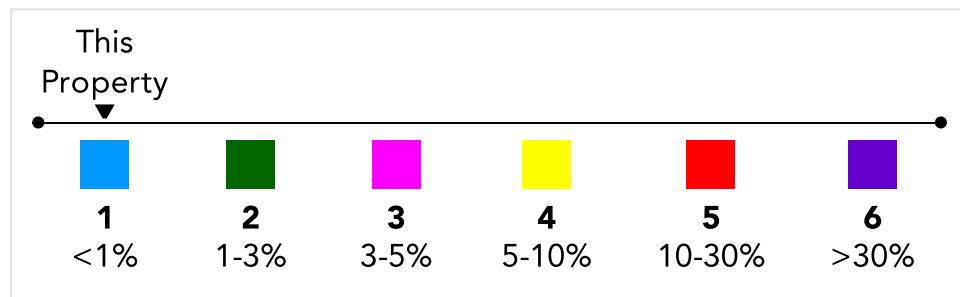
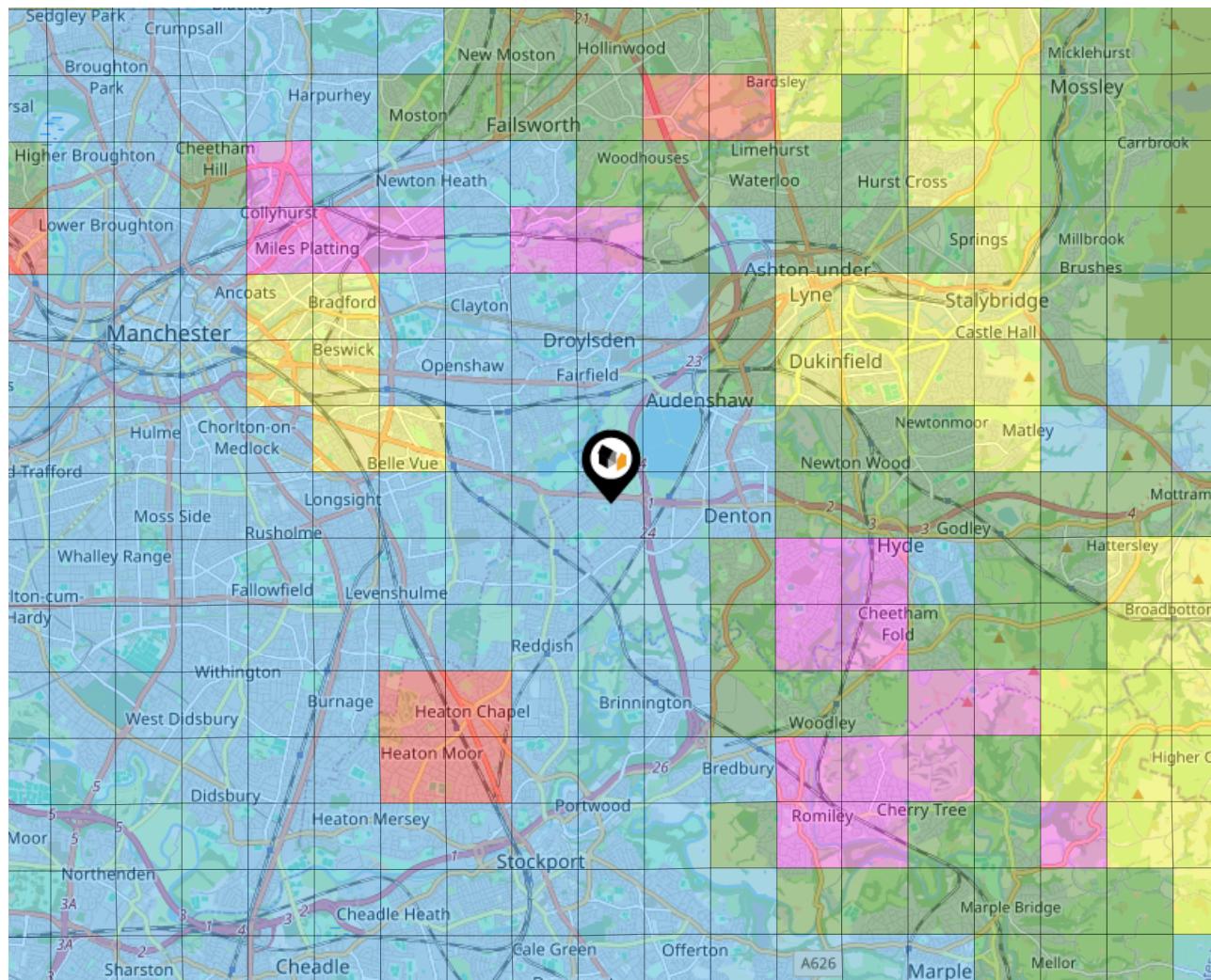
Key:

- Power Pylons
- Communication Masts

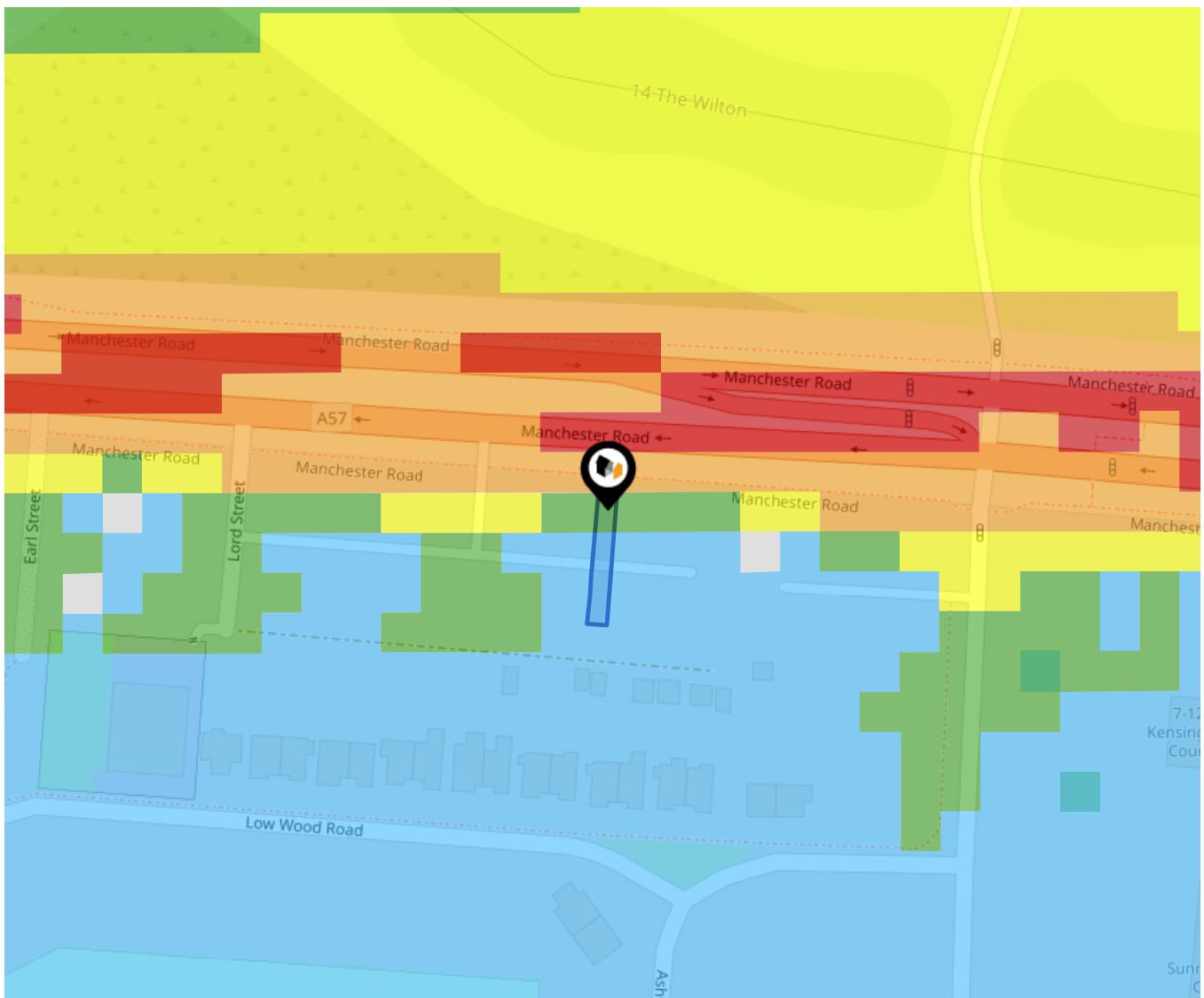
Environment Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

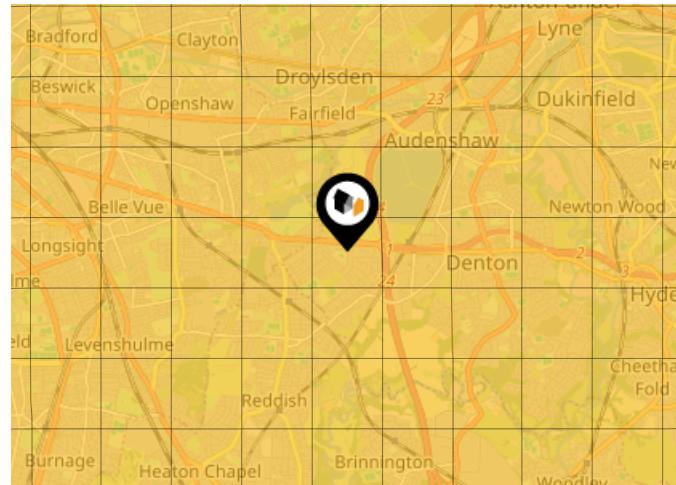
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay

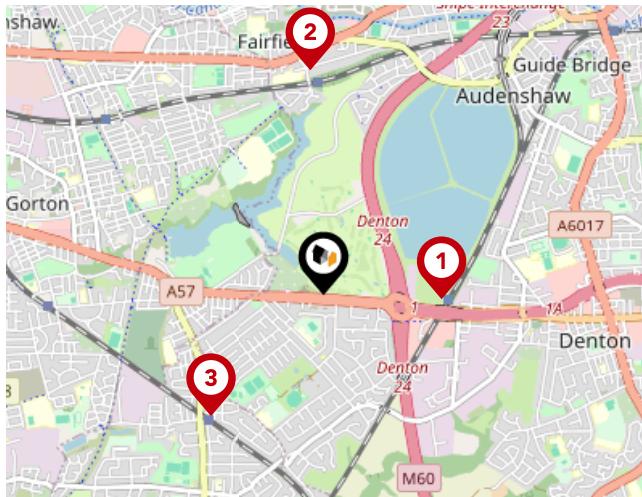
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



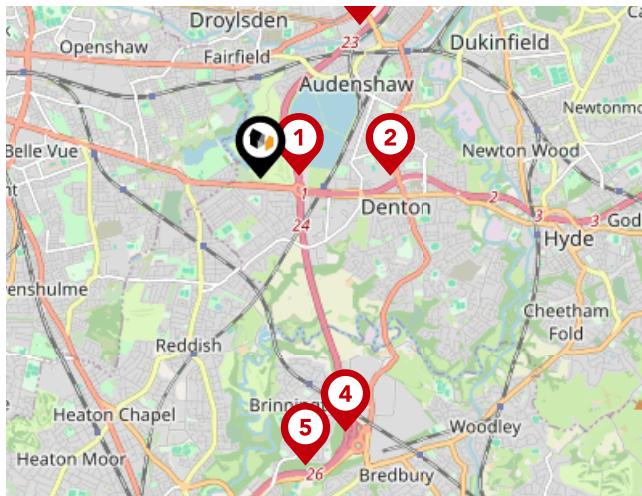
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



National Rail Stations

Pin	Name	Distance
1	Denton Rail Station	0.52 miles
2	Fairfield Rail Station	0.99 miles
3	Reddish North Rail Station	0.73 miles



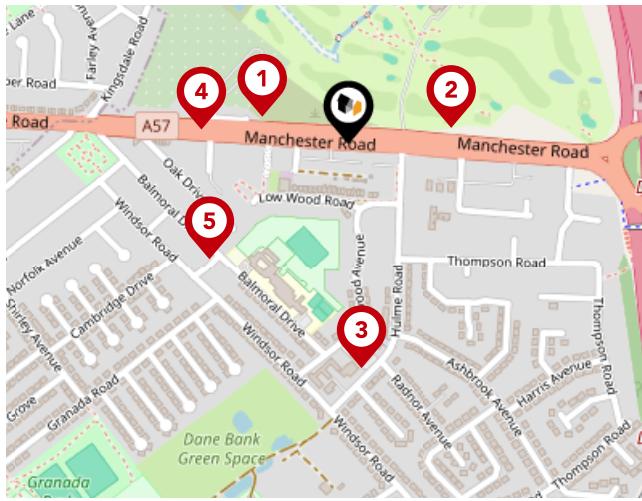
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J24	0.34 miles
2	M67 J1	1.15 miles
3	M60 J23	1.62 miles
4	M60 J25	2.35 miles
5	M60 J26	2.56 miles



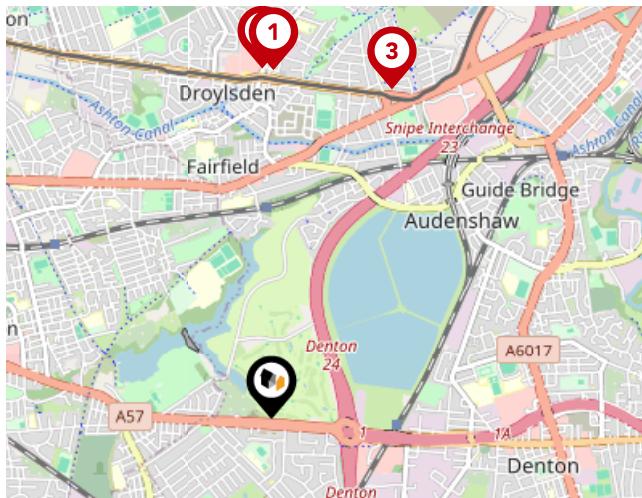
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.33 miles
2	Leeds Bradford Airport	34.71 miles
3	Speke	30.46 miles
4	Highfield	42.99 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wilton Grove	0.1 miles
2	Hulme Road	0.11 miles
3	Community Centre	0.25 miles
4	Wilton Grove	0.16 miles
5	Balmoral Drive	0.2 miles



Local Connections

Pin	Name	Distance
1	Droylsden (Manchester Metrolink)	1.54 miles
2	Droylsden (Manchester Metrolink)	1.55 miles
3	Audenshaw (Manchester Metrolink)	1.55 miles



SALES AND LETTINGS

Lawler & Co | Hyde

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

Testimonial 1



If you are looking to buy or sell your home, look no further than Lawlers Hyde. The team have been absolutely fantastic, always professional and friendly and answer questions with a smile, no matter how silly I thought they were. I would like to take this opportunity to send my gratitude to Stacey and Imogen, they are absolute gems and an asset to the company. The team worked really hard to sell our home and we are so happy we chose Lawlers Hyde.

Testimonial 2



We moved to Lawler & Co from another agent and they sold our property within weeks of it being up after Gary came to visit and discuss. Stacey was always prompt and welcoming on the viewings and was able to confidently describe the property. Imogen was very quick at communicating viewings to us when they was coming in. The team at Hyde really stepped up compared to other agents in the area and we would 100% use them again.

Testimonial 3



Really impressed! Spoke to the team as an early stage first time buyer, they booked me in for a mortgage call and I couldn't feel more confident with the process and felt comfortable speaking to Andy. Great attitude all round, positive & efficient! Looking forward to reaching out to them again in the future.

Testimonial 4



I couldn't be happier with the service I received from Lawler & Co, especially Imogen. From start to finish, she was professional, approachable, and genuinely invested in helping me every step of the way. Communication was excellent – they always kept me updated and were quick to answer any questions I had. As a first time buyer, Imogen really helped me to understand the process and made the viewings/offering process less daunting and more exciting!

 /LawlerandCo/

 /lawlerandco

 /lawlersalesandlettings/

Lawler & Co | Hyde 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.

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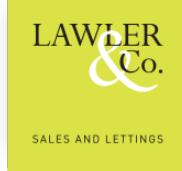


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Lawler & Co | Hyde

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