



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th August 2025



WINDERMERE ROAD, HYDE, SK14

Lawler & Co | Hyde

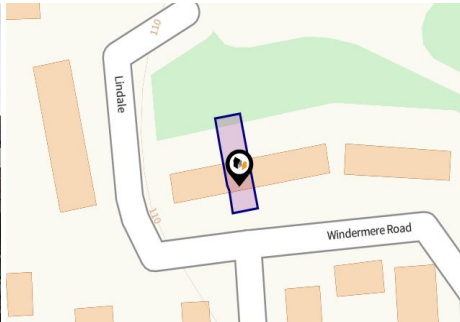
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,541
Title Number:	GM154643

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

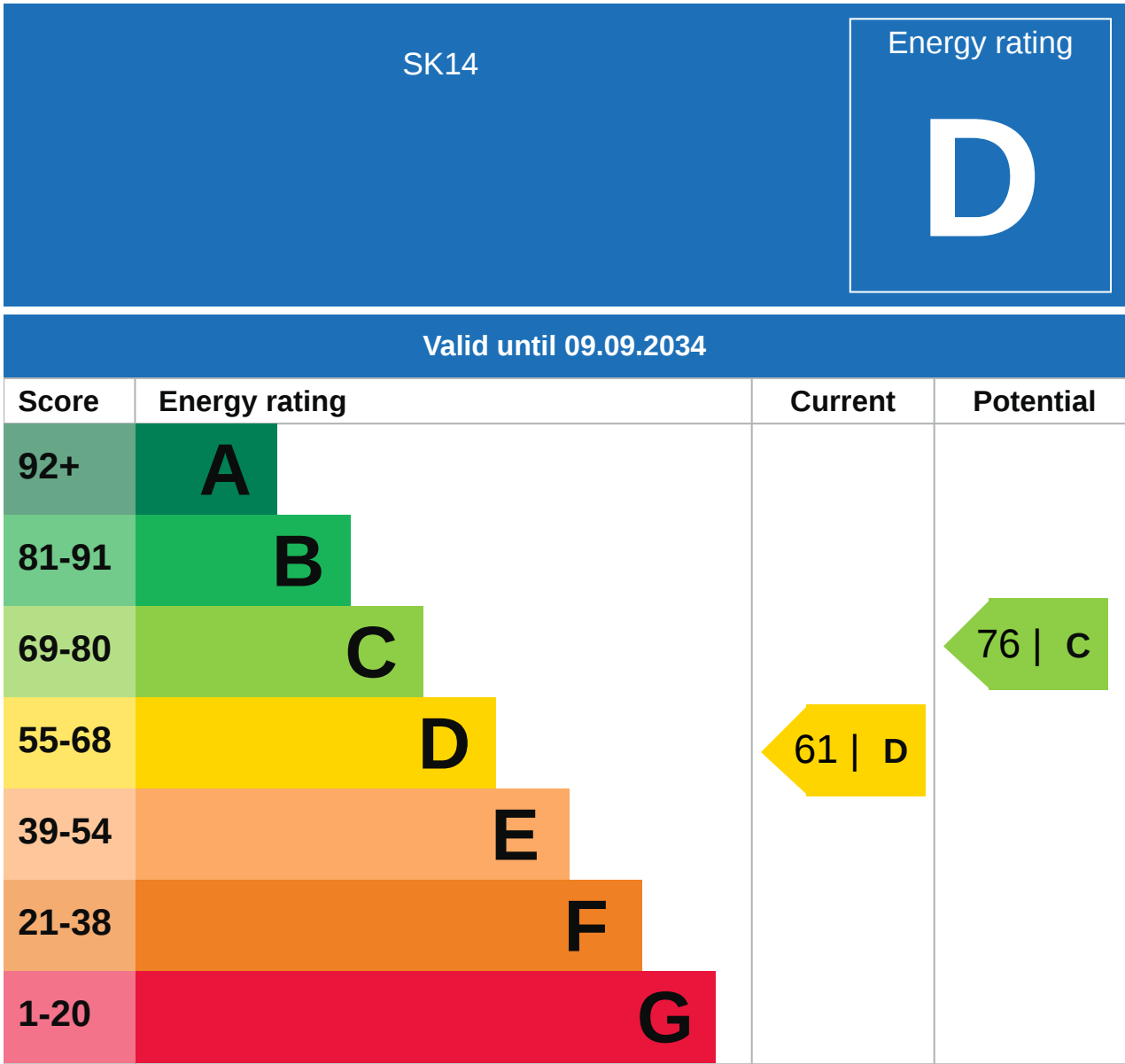
9	55	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property

EPC - Additional Data

LAWLER
& Co.

SALES AND LETTINGS

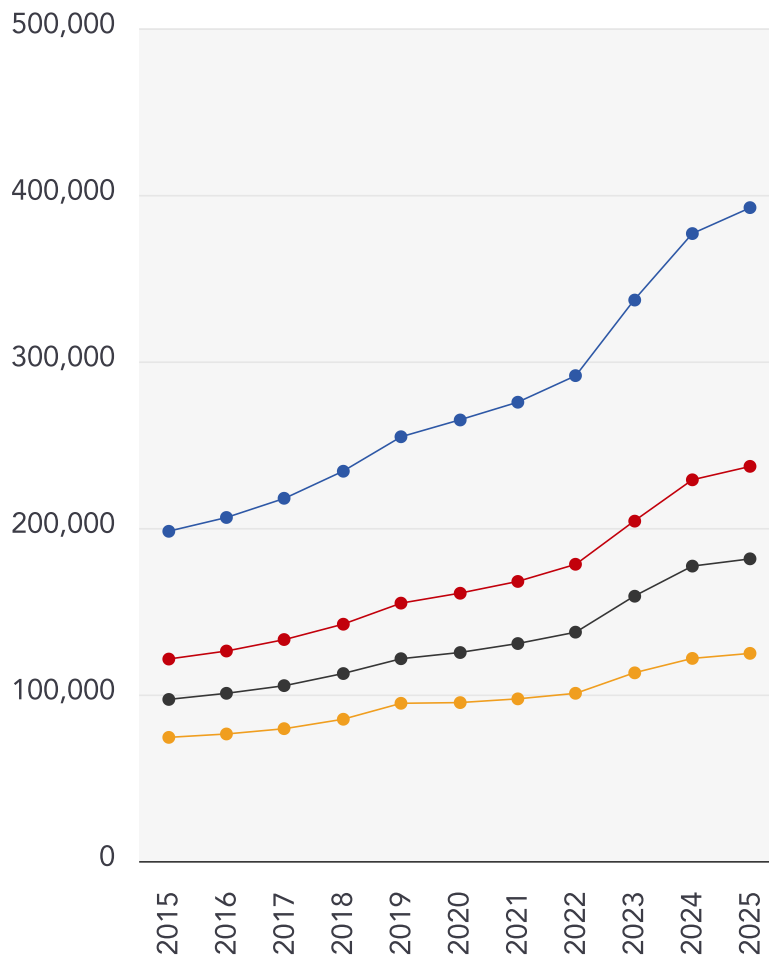
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SK14



Detached

+98.16%

Semi-Detached

+95.42%

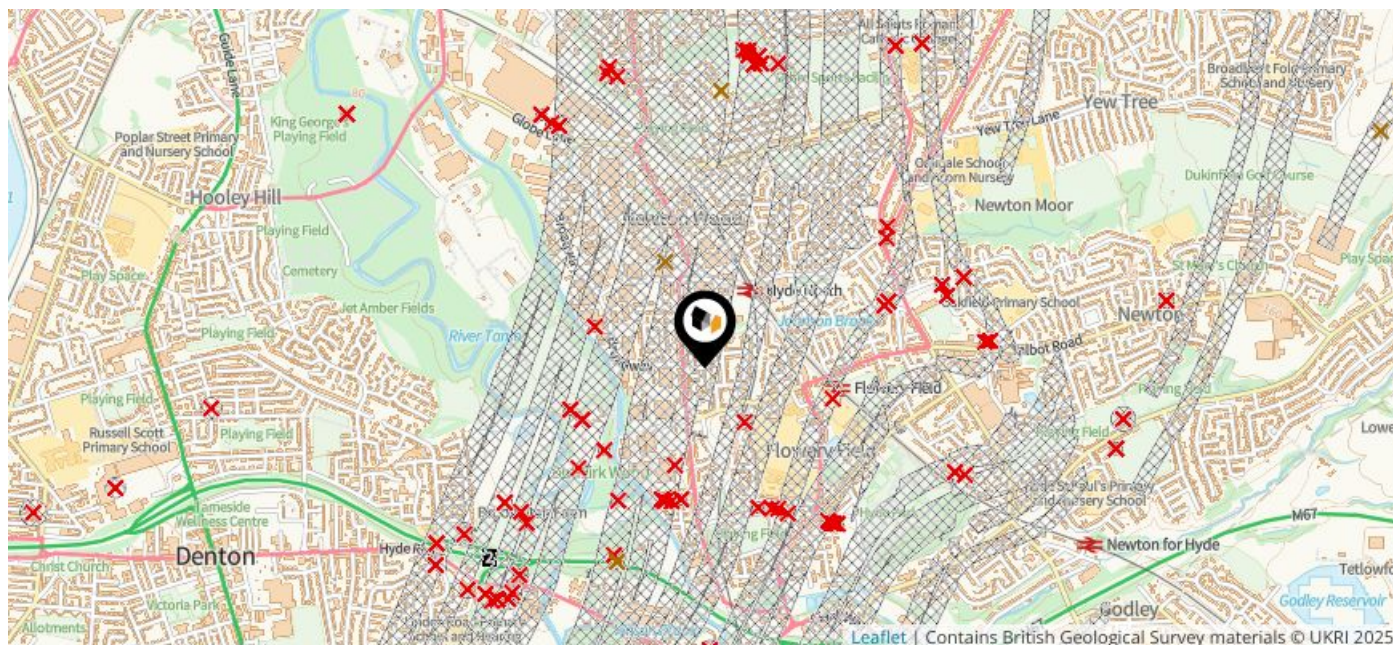
Terraced

+87.01%

Flat

+67.95%

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.

A map of Greater Manchester, UK, with 9 numbered red location pins and a black penguin icon. The pins are numbered 1 through 9. The penguin icon is located near the center of the map, near the city of Manchester. The map shows various towns and cities including Manchester, Salford, Bolton, and Bury.

Bottom of Woodhouses

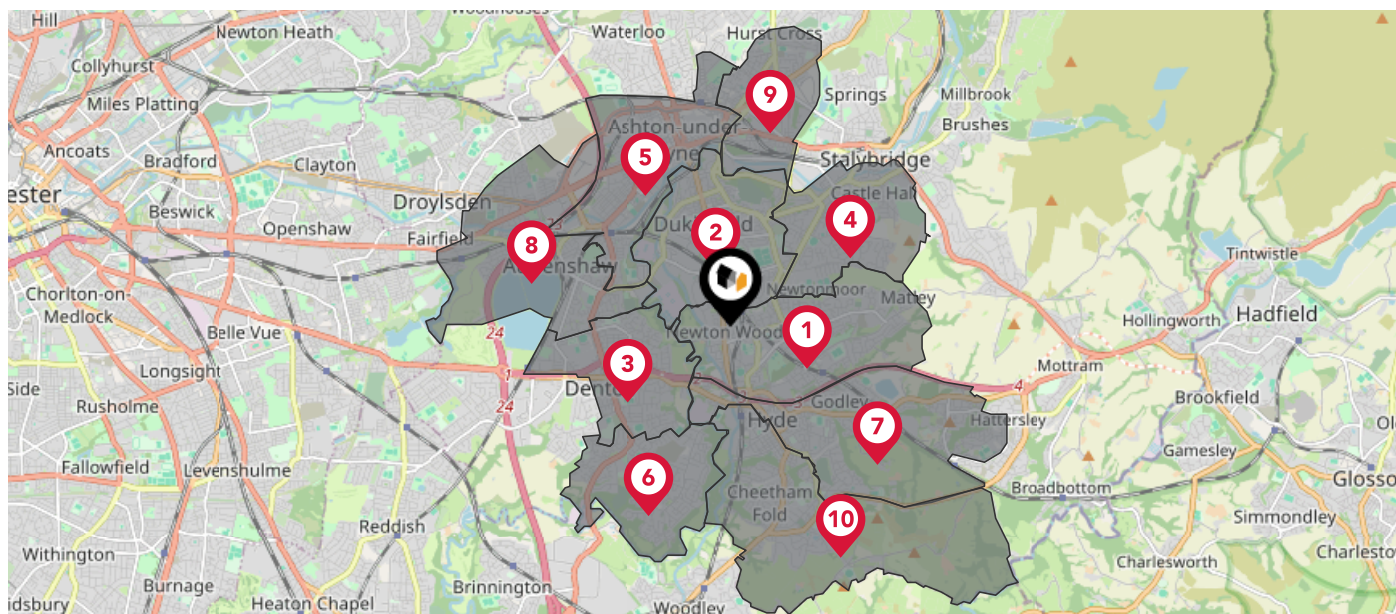
Maps

Council Wards

LAWLER
& Co.

SALES AND LETTINGS

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

Hyde Newton Ward

2

Dukinfield Ward

3

Denton North East Ward

4

Dukinfield Stalybridge Ward

5

St. Peter's Ward

6

Denton South Ward

7

Hyde Godley Ward

8

Audenshaw Ward

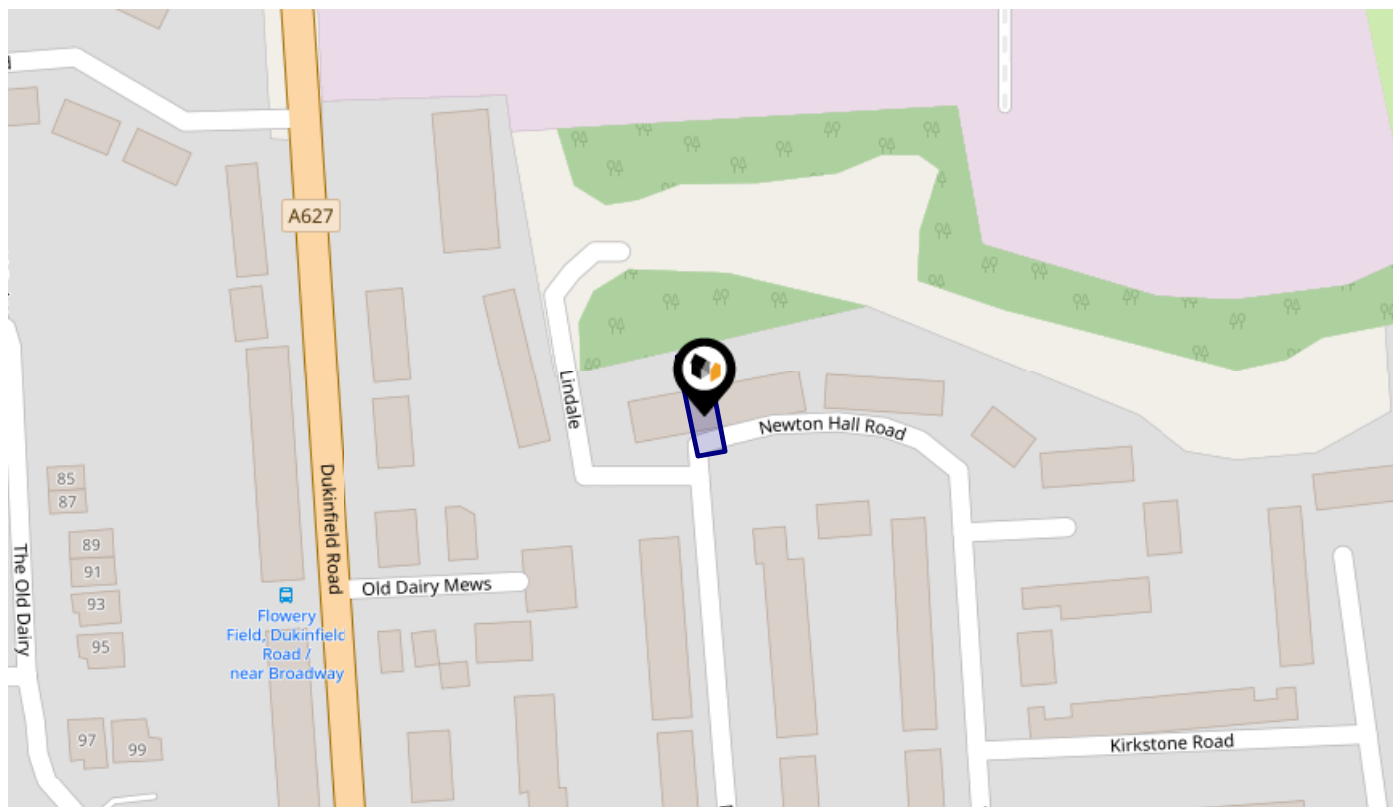
9

Ashton St. Michael's Ward

10

Hyde Werneth Ward

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:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

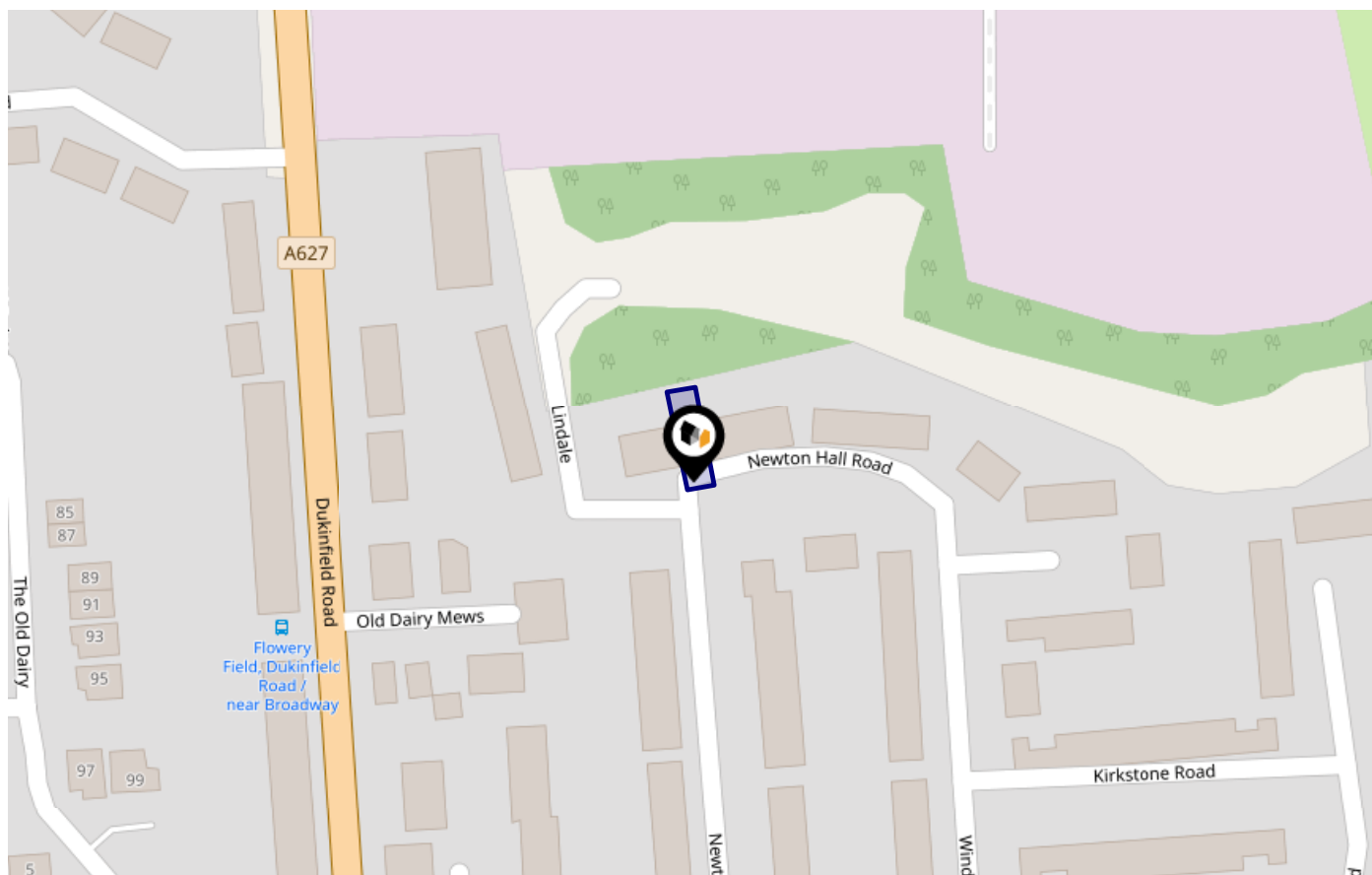
Flood Risk

Rivers & Seas - Flood Risk

LAWLER
& Co.

SALES AND LETTINGS

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

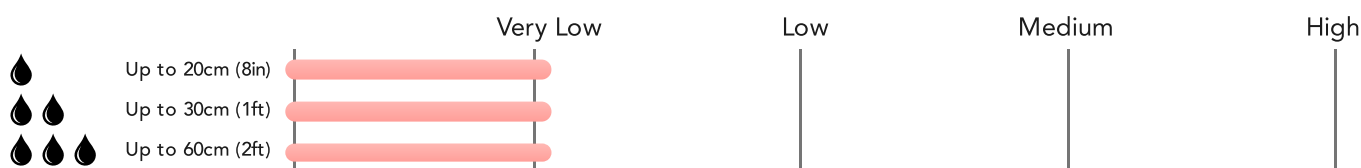


Risk Rating: Very low

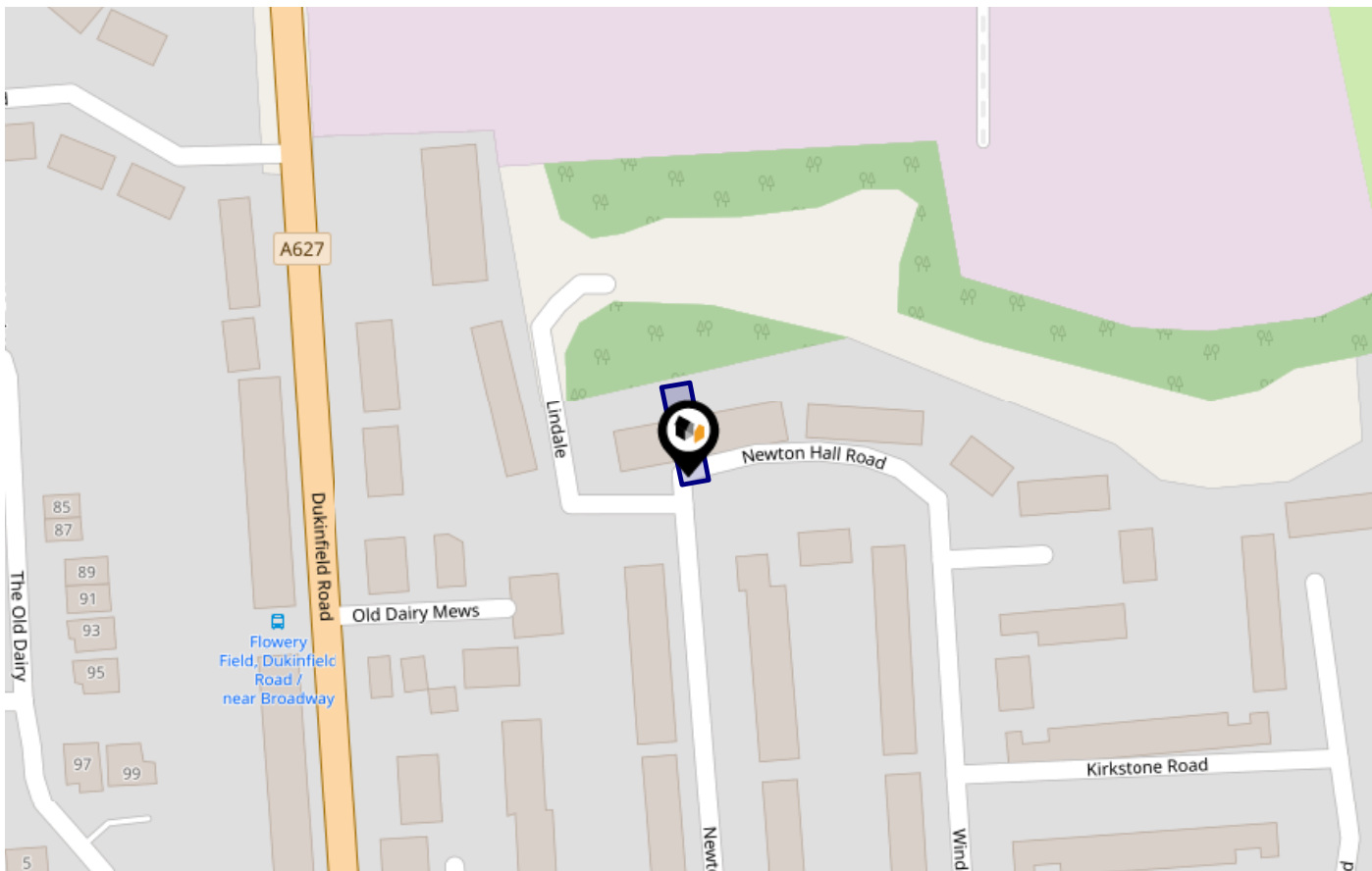
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

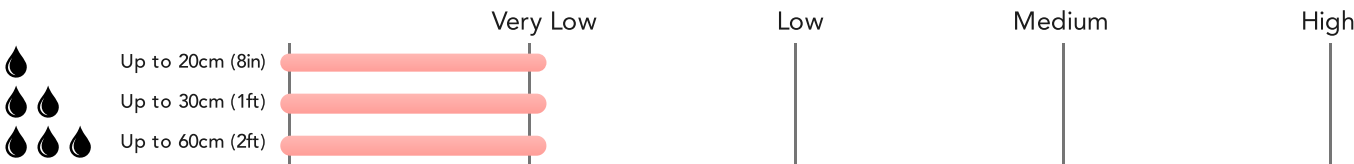


Risk Rating: Very low

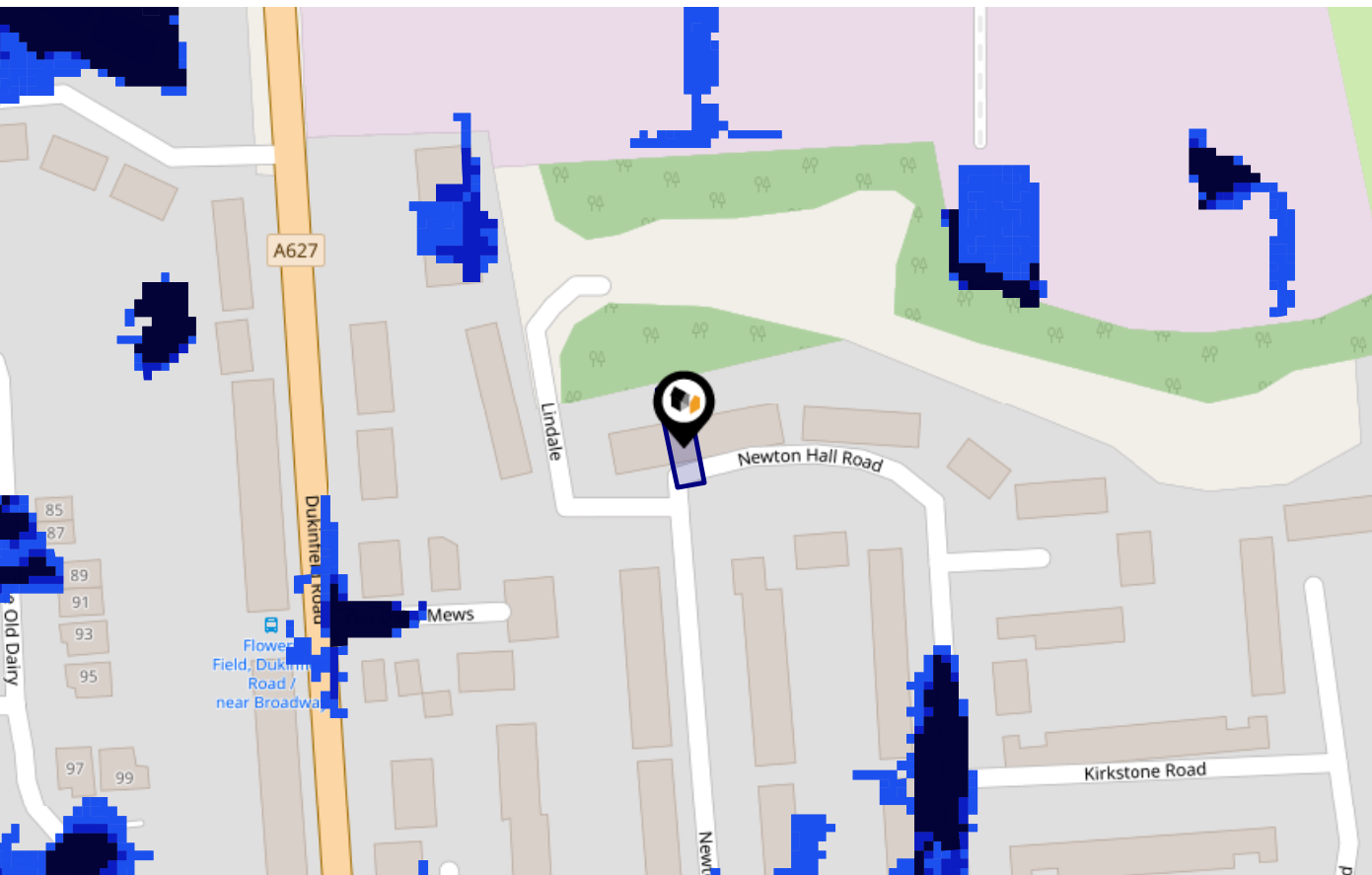
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



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

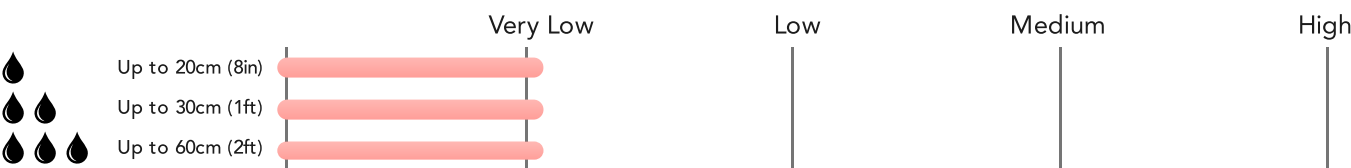


Risk Rating: Very low

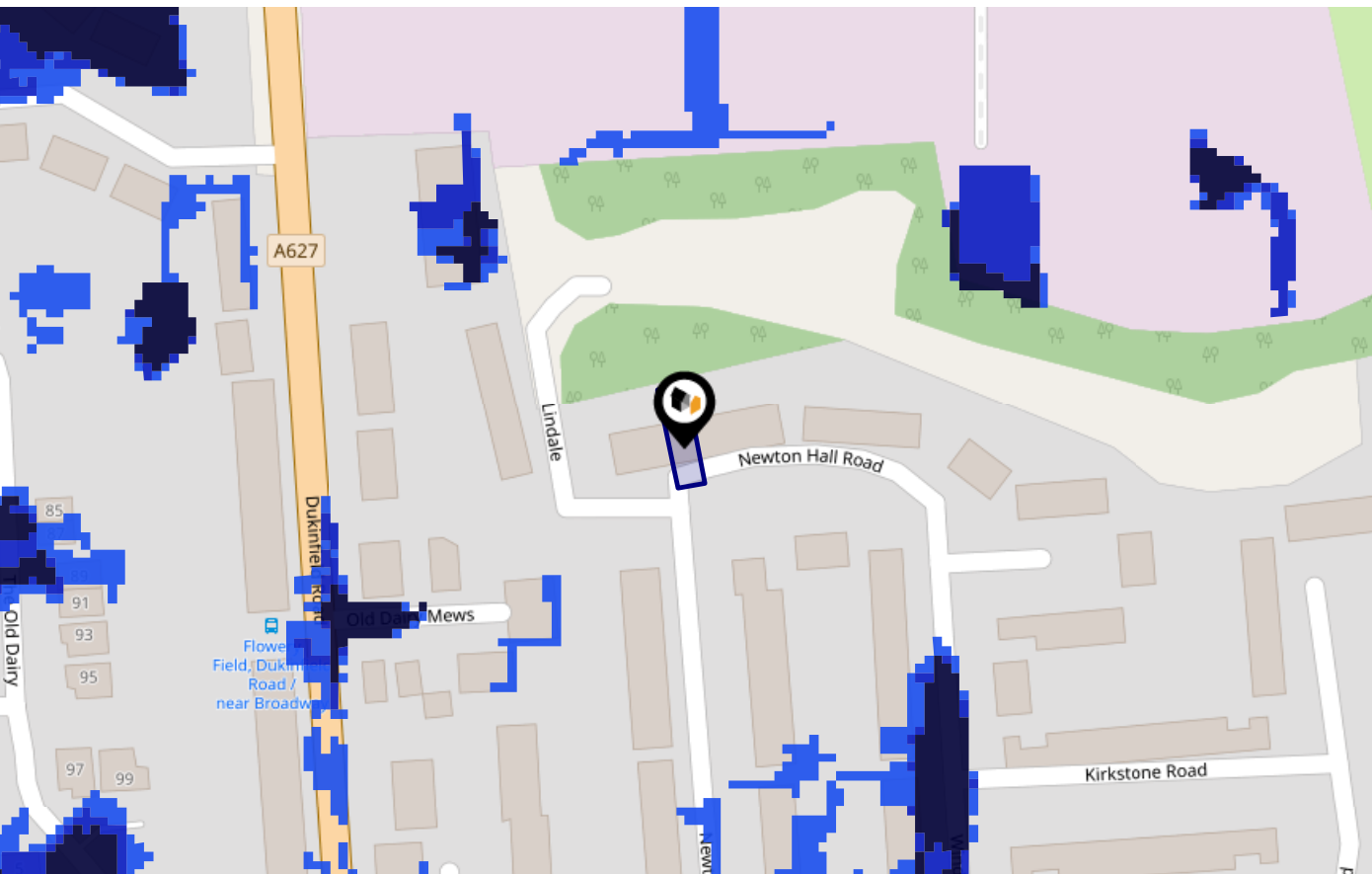
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



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.

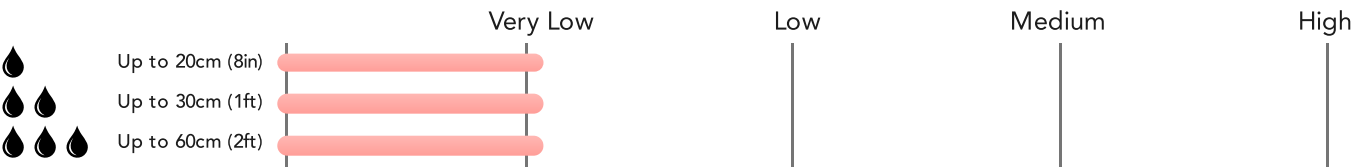


Risk Rating: Very low

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:



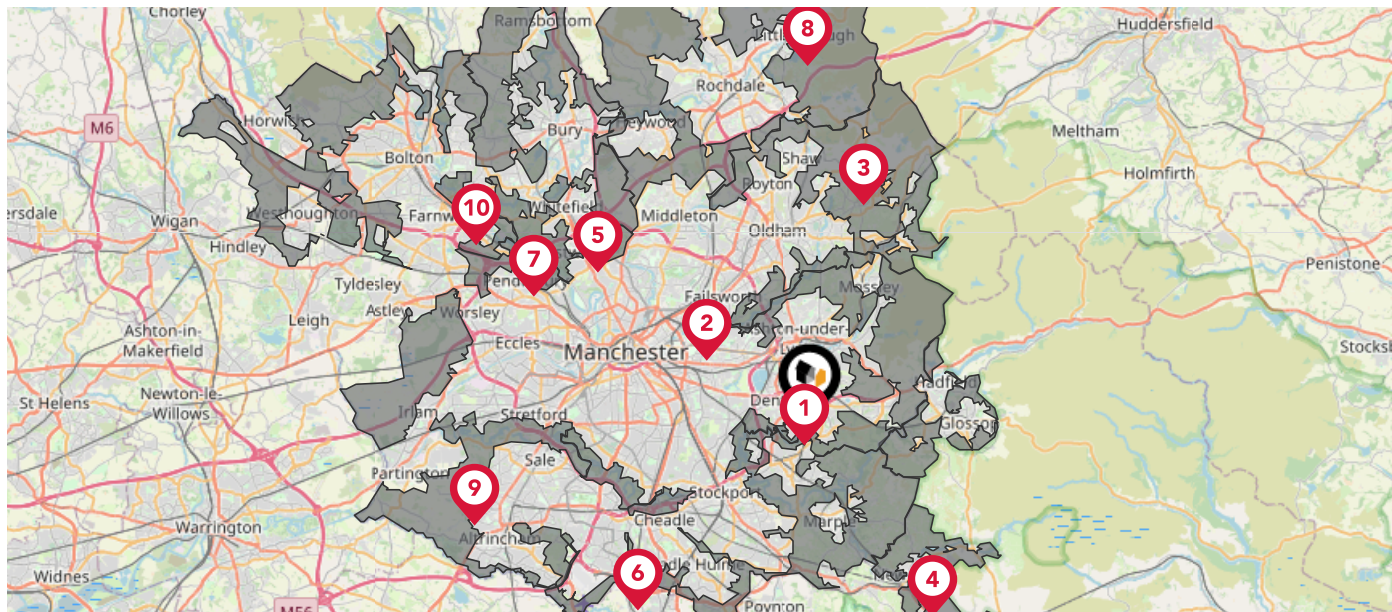
Maps

Green Belt

LAWLER
& Co.

SALES AND LETTINGS

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 - Oldham

4

Merseyside and Greater Manchester Green Belt - High Peak

5

Merseyside and Greater Manchester Green Belt - Bury

6

Merseyside and Greater Manchester Green Belt - Stockport

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Bolton

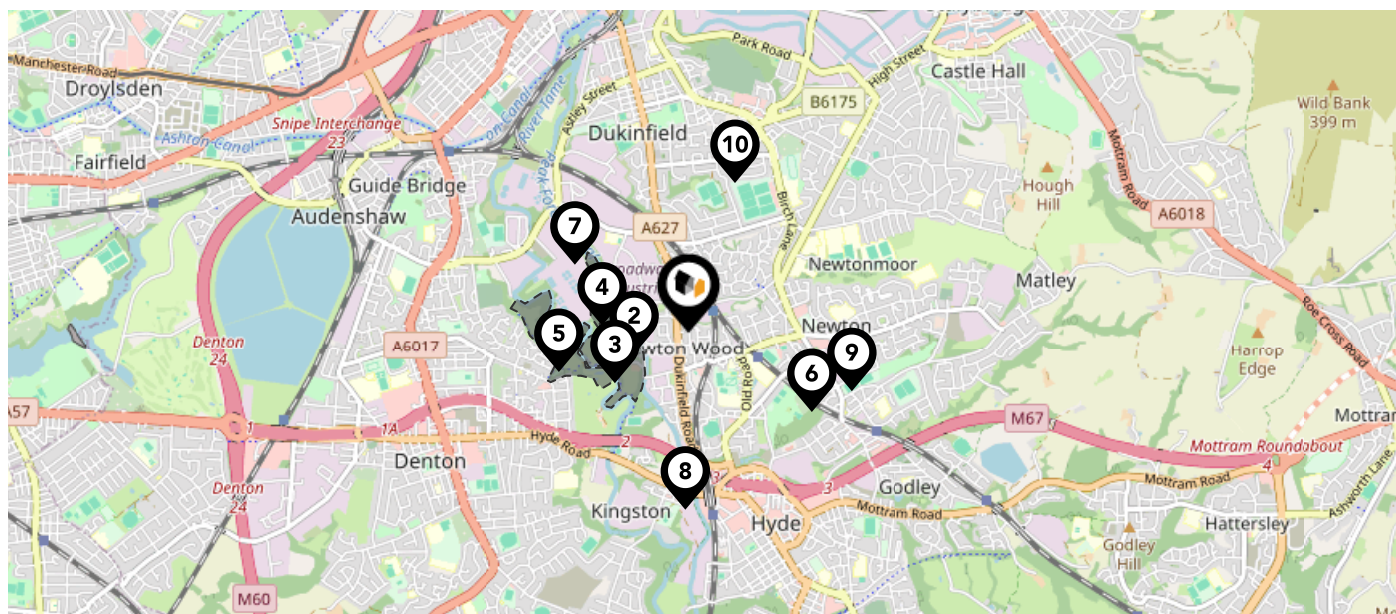
Maps

Landfill Sites

LAWYER
& Co.

SALES AND LETTINGS

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	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill
2	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill
3	Dunkirk Lane-Greater Manchester	Historic Landfill
4	Ash Valley Landfill-Greater Manchester	Historic Landfill
5	St Anne's Road-Greater Manchester	Historic Landfill
6	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
7	Globe Lane-Dukinfield	Historic Landfill
8	Wilson Brook-Hyde, Cheshire	Historic Landfill
9	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill
10	Land between Barlow Road and Boyds Walk-Dukinfield	Historic Landfill

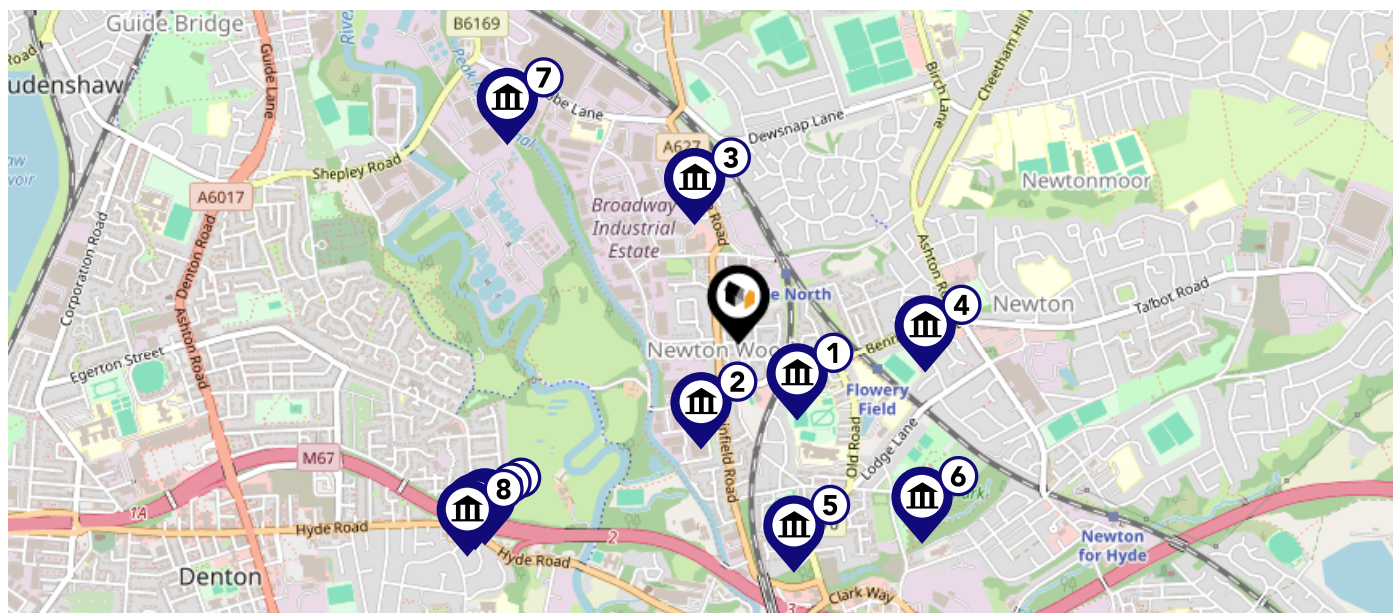
Maps











Listed Buildings

LAWLER
& Co.

SALES AND LETTINGS

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

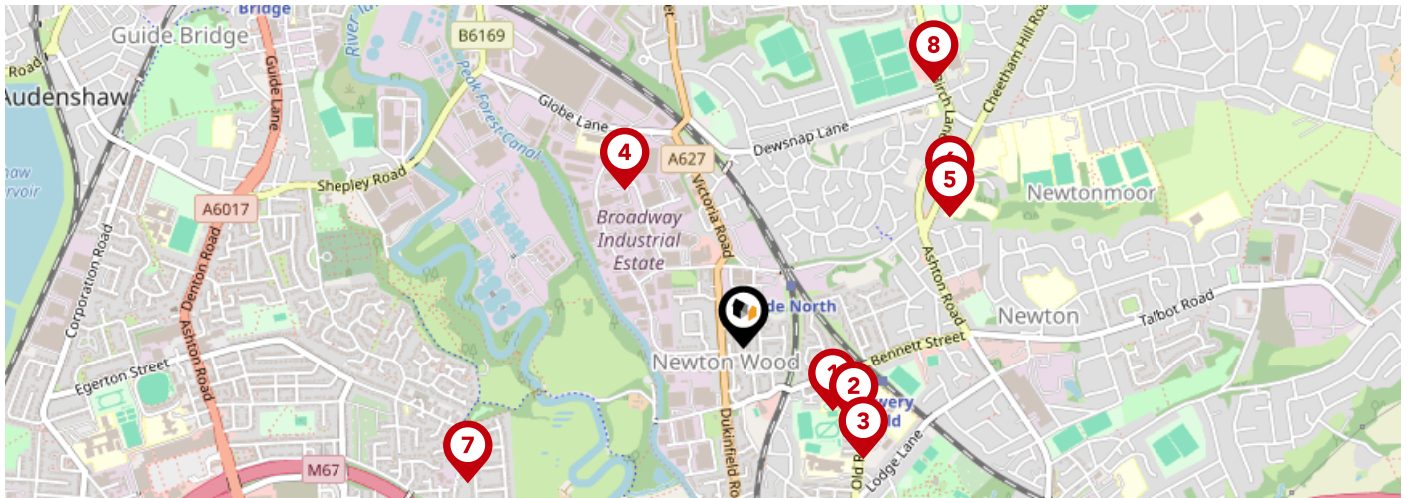


Listed Buildings in the local district	Grade	Distance
 1309657 - Church Of St Stephen	Grade II	0.2 miles
 1162410 - Cruckframe Building Formerly Part Of Newton Hall	Grade II	0.2 miles
 1068075 - Newton Wood War Memorial	Grade II	0.3 miles
 1356424 - War Memorial And Railings	Grade II	0.4 miles
 1162448 - Flowery Field Church (free Christian)	Grade II	0.5 miles
 1162426 - Bandstand	Grade II	0.6 miles
 1356422 - Old Hall Chapel	Grade II	0.7 miles
 1356487 - Lychgate And Churchyard Wall To Church Of St Anne And To Rectory	Grade II	0.7 miles
 1067970 - St Annes Rectory	Grade II	0.7 miles
 1309251 - Church Of St Anne	Grade I	0.7 miles

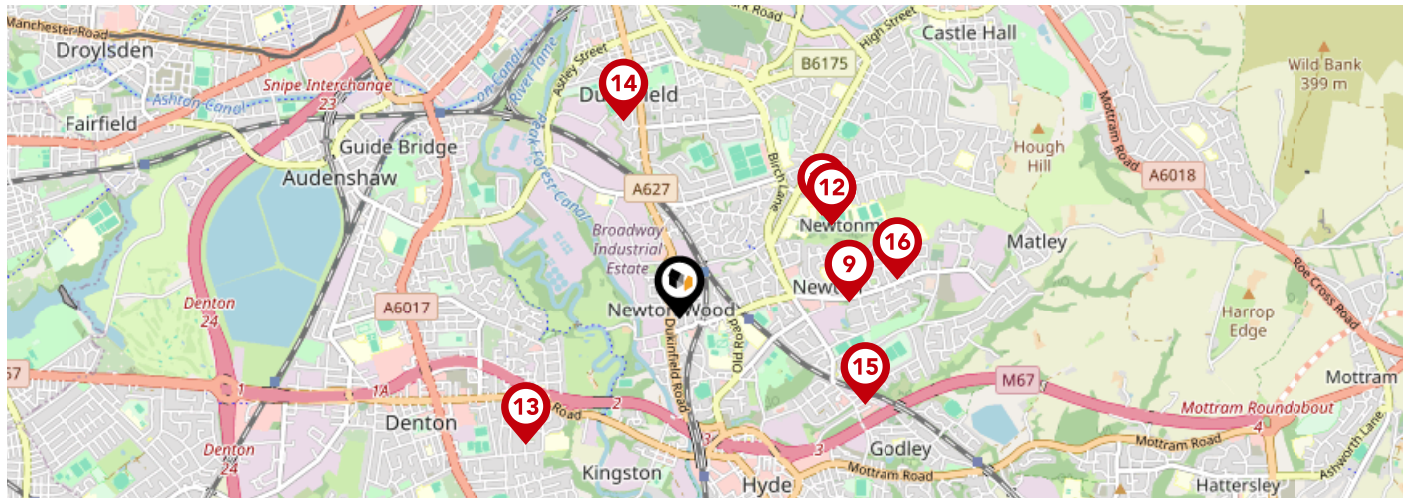
Area Schools









LAWLER
& Co.

SALES AND LETTINGS



		Nursery	Primary	Secondary	College	Private
1	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oakdale School Ofsted Rating: Good Pupils: 161 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Anne's Primary School Ofsted Rating: Good Pupils: 212 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Saints Catholic College Ofsted Rating: Good Pupils: 798 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



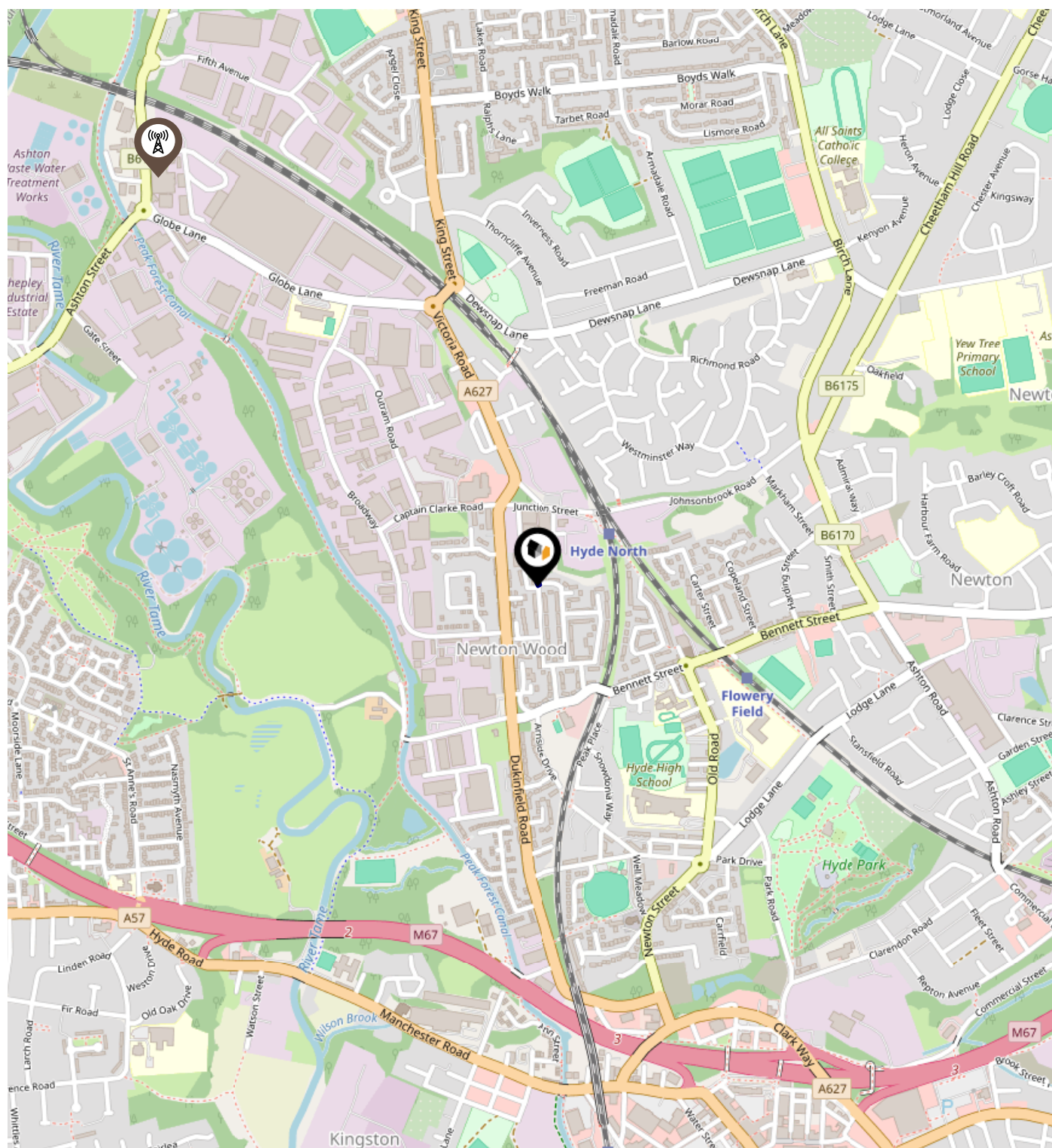
		Nursery	Primary	Secondary	College	Private
	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yew Tree Primary School Ofsted Rating: Good Pupils: 364 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cromwell High School Ofsted Rating: Outstanding Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rayner Stephens High School Ofsted Rating: Requires improvement Pupils: 580 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linden Road Academy and Hearing Impaired Base Ofsted Rating: Good Pupils: 223 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravensfield Primary School Ofsted Rating: Good Pupils: 441 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area



Masts & Pylons

LAWLER
& Co.

SALES AND LETTINGS

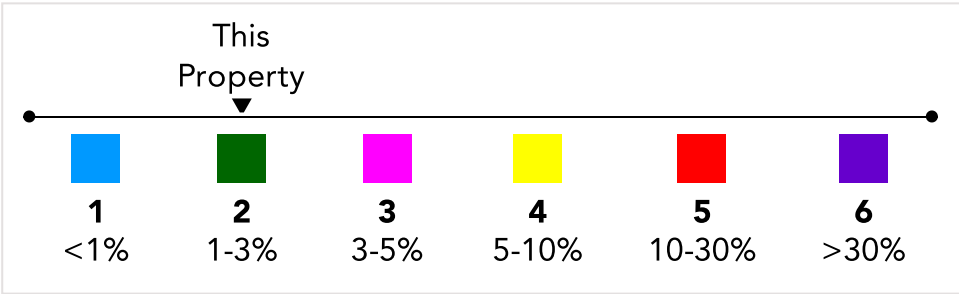
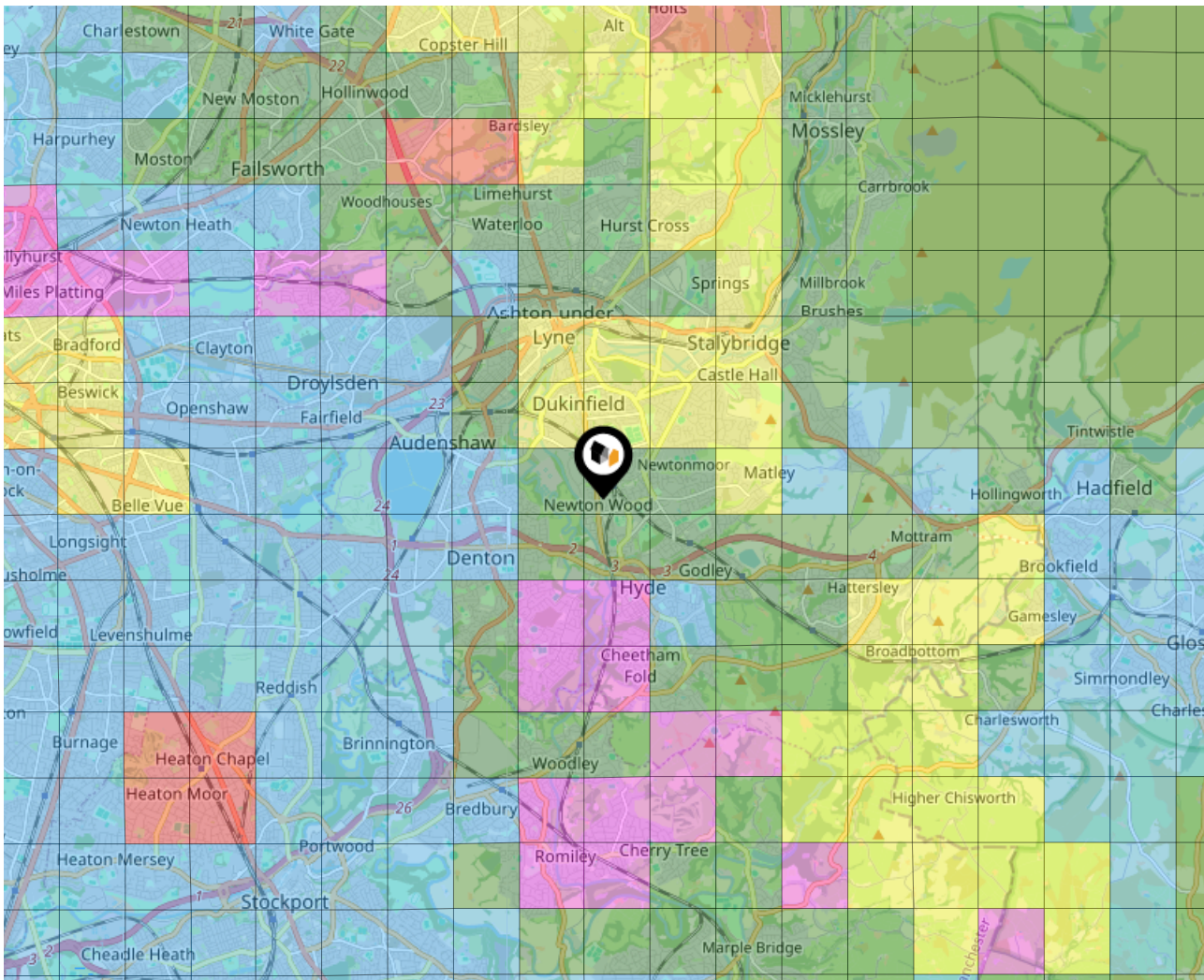


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

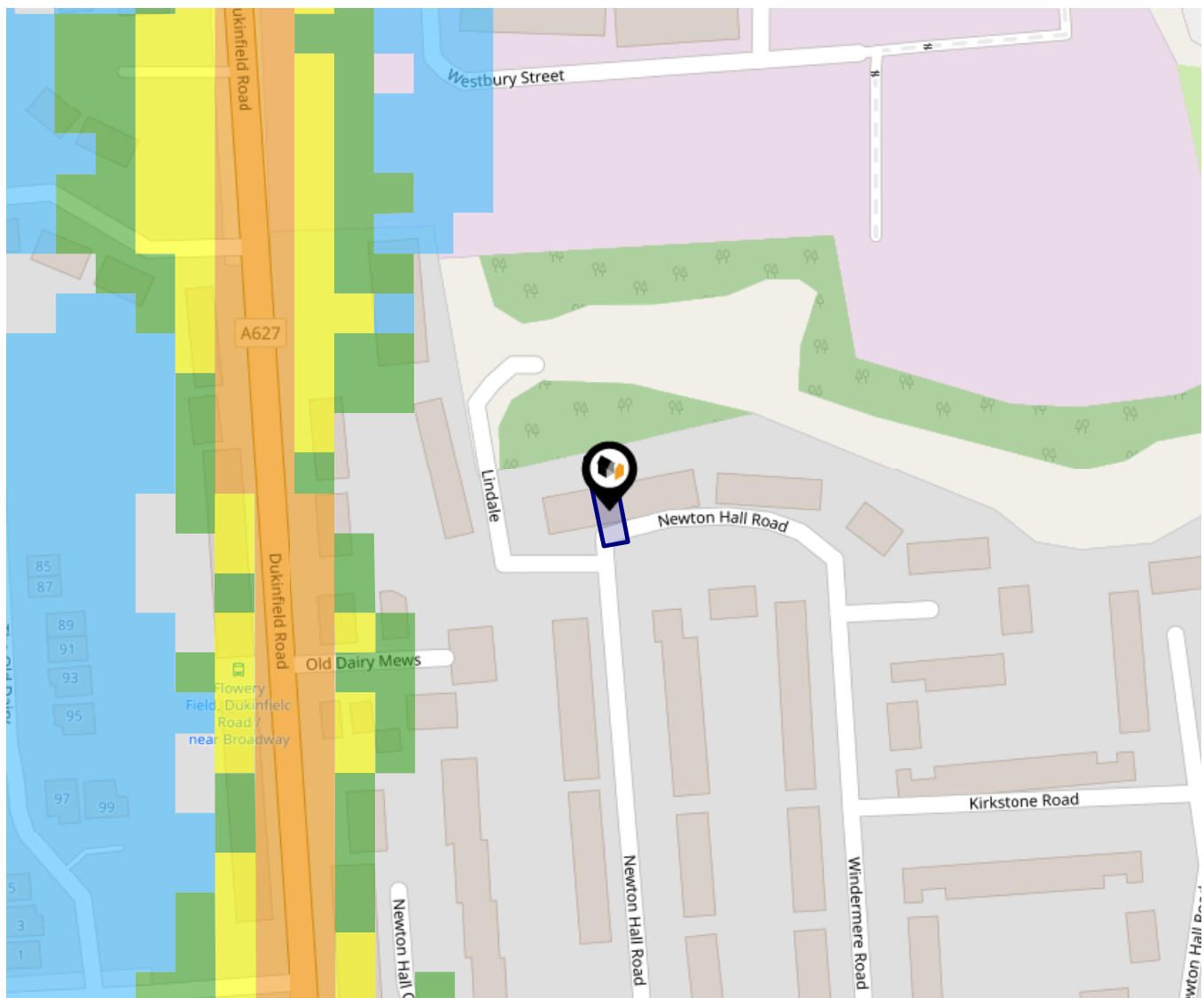
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS



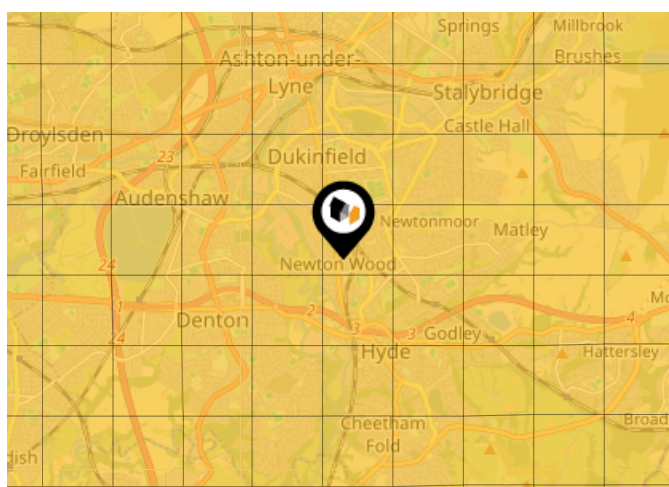
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)

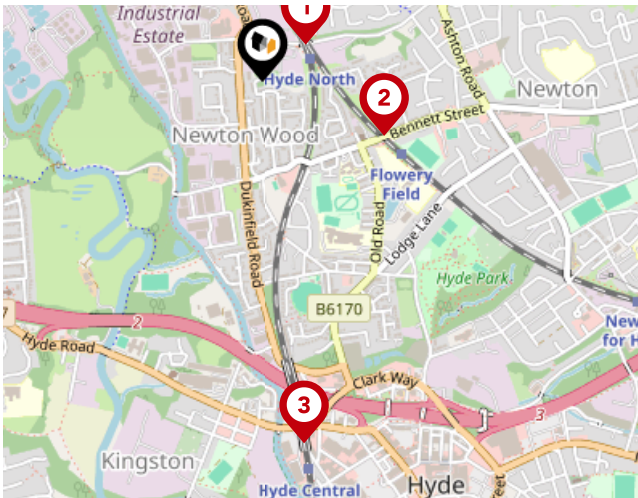
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area

Transport (National)

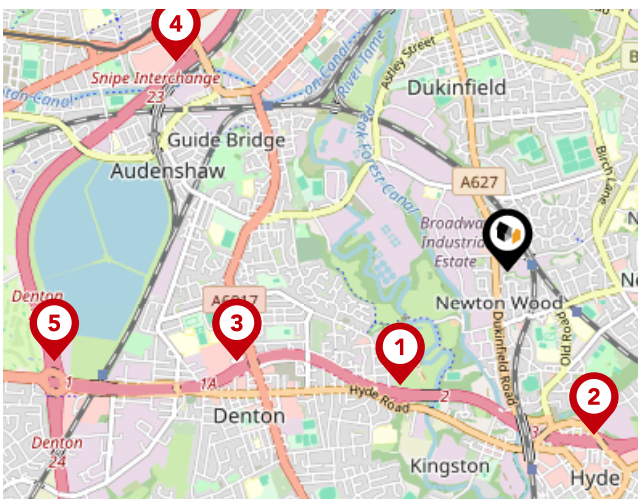
LAWLER
& Co.

SALES AND LETTINGS



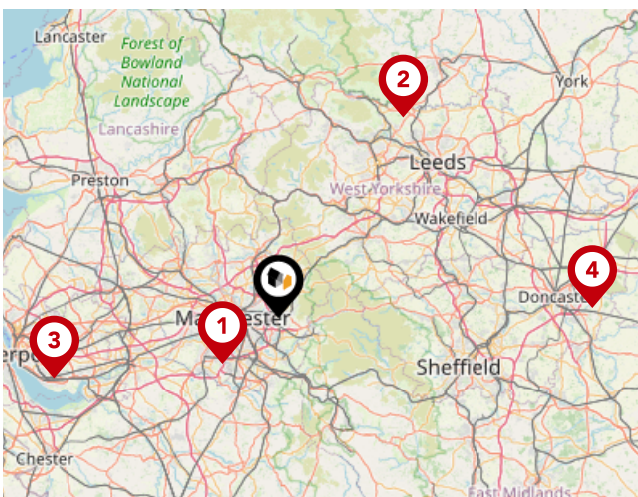
National Rail Stations

Pin	Name	Distance
1	Hyde North Rail Station	0.12 miles
2	Flowery Field Rail Station	0.29 miles
3	Hyde Central Rail Station	0.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	0.69 miles
2	M67 J3	0.82 miles
3	M67 J1	1.26 miles
4	M60 J23	1.73 miles
5	M60 J24	2.04 miles



Airports/Helipads

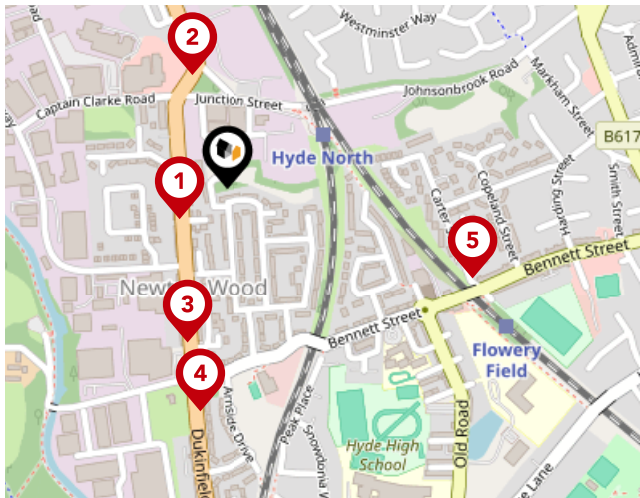
Pin	Name	Distance
1	Manchester Airport	10.32 miles
2	Leeds Bradford Airport	33.06 miles
3	Speke	32.83 miles
4	Finningley	44.35 miles

Area

Transport (Local)

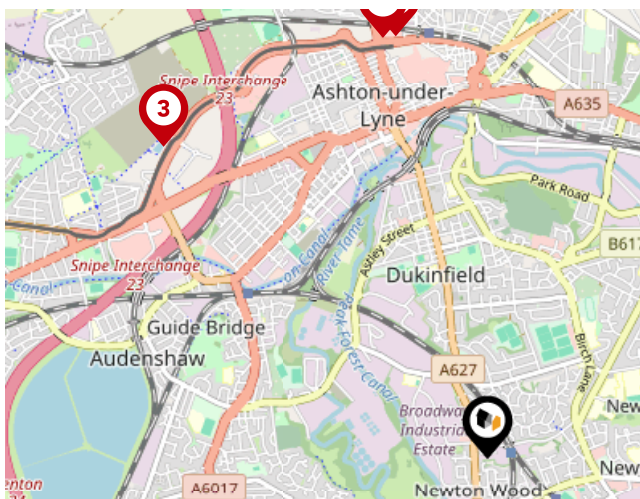
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.06 miles
2	Junction Road	0.13 miles
3	Dunkirk Lane	0.18 miles
4	Dunkirk Lane	0.25 miles
5	Flowery Field Station	0.29 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	1.91 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	1.91 miles
3	Ashton Moss (Manchester Metrolink)	1.98 miles

LAWLER
& Co.

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



Stacey, Gary and Imogen have been amazing throughout the sale and purchase of my properties. They have kept me updated throughout the whole process and have supported me in every aspect. I would highly recommend Lawler & Co the best estate agents I have used. A special thanks to Stacey for always being on hand when I need her and for being so efficient.

Testimonial 2



Lawler & Co are relatively new to the area in which I have lived for the last 23 years so I took a chance in selling my house via them rather than using the several well established agents who have controlled the market in the area. I wasn't disappointed! Gary Morrissey gave me a good deal on fees and he and Stacey Moreland, who took some excellent pictures to market the property with, worked efficiently to my timetable without adding any pressure...

Testimonial 3



Had a wonderful experience with this Estate agents in buying a property I first saw on day one. We were shown around the property(Aimee) with no pressure and given wonderful advice. Arranged a second viewing(Natalie) with a day/time of our choice. Who said buying a house was stressful? Not with this estate agents. All the way through the purchase they were nothing but helpful.(Natalie). Gary from the Hyde office gave some really useful advice...

Testimonial 4



A highly professional and quality service by Gary, Stacey and the team at Lawler & Co in Hyde. They secured a number of viewings and found a successful buyer for our property within days of going to market. Cannot recommend their services enough. Thank you to all from D Woodman Developments



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hyde or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hyde and therefore no warranties can be given as to their good working order.

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.



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

The information contained within this report is for general information purposes only.

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.



Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14

1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

