

NIKKI DAVIES



FOR SALE

07770 976137
nikki.davies@exp.uk.com

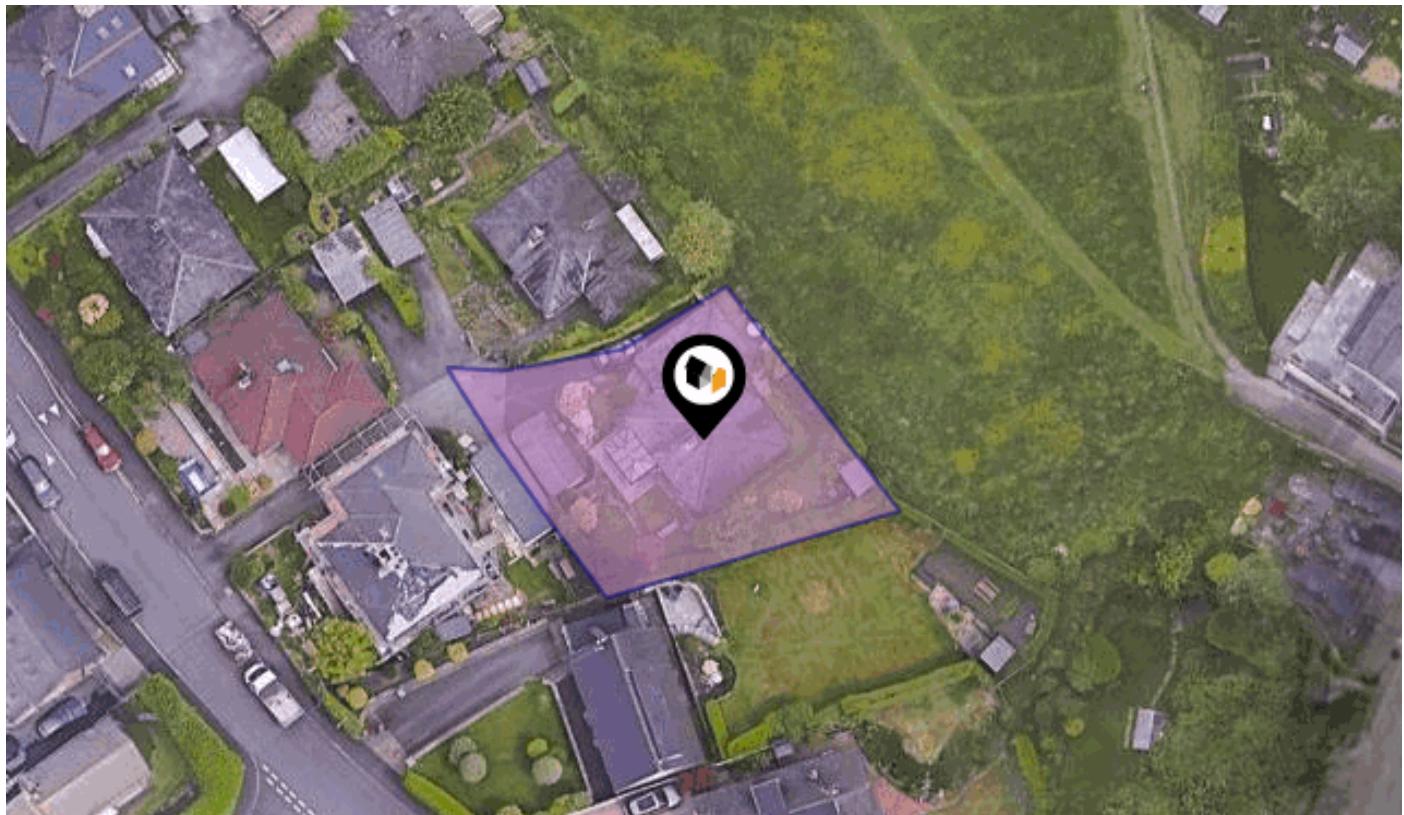


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



COTE GREEN LANE, MARPLE BRIDGE, STOCKPORT, SK6

Price Guide : £425,000

Nikki Davies Powered By eXp

Covering Stockport & the surrounding areas

07770976137/ 0161 3078206

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sprift
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Property Overview

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Property

Type:	Detached
Bedrooms:	2
Floor Area:	1,141 ft ² / 106 m ²
Plot Area:	0.12 acres
Year Built :	1927
Council Tax :	Band D
Annual Estimate:	£2,475
Title Number:	GM127745

Price Guide: £425,000
Tenure: Freehold

Local Area

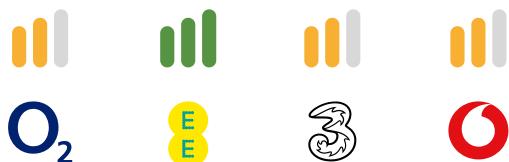
Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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Gallery Photos

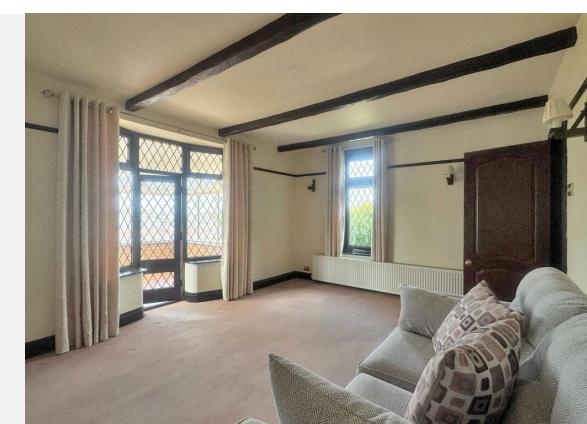
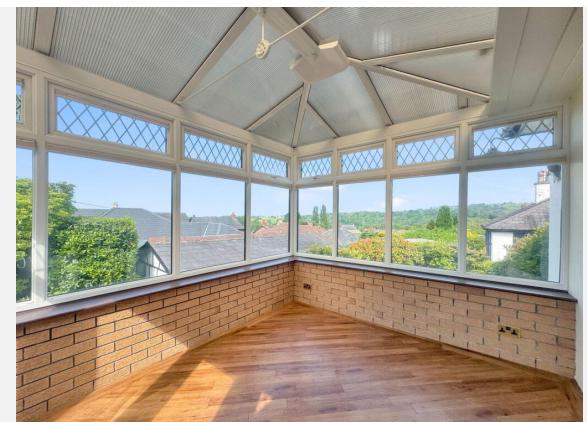
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Gallery Photos

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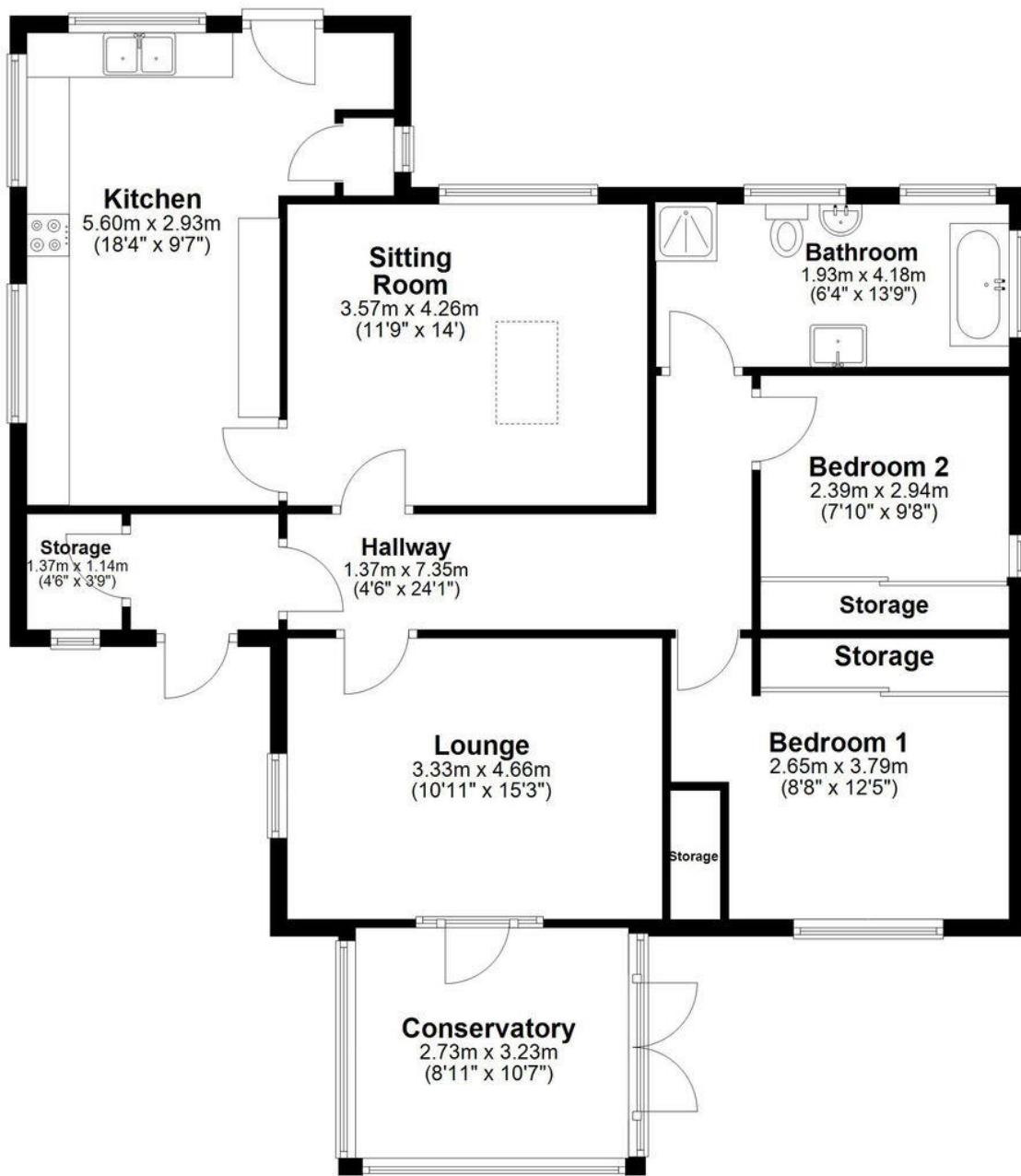




COTE GREEN LANE, MARPLE BRIDGE, STOCKPORT, SK6

Ground Floor

Approx. 106.0 sq. metres (1141.1 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

Property EPC - Certificate

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Marple Bridge, STOCKPORT, SK6

Energy rating

F

Valid until 10.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Property EPC - Additional Data

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Additional EPC Data

Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Partial double glazing
Window Energy:	Poor
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, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	93 m ²

Market Sold in Street

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30, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 18/11/2025

Last Sold Price: £382,000

32, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 24/04/2025 | 12/10/2018 | 28/08/2015

Last Sold Price: £530,000 | £335,000 | £255,250

32a, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 31/05/2024

Last Sold Price: £645,000

41, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 08/11/2021 | 04/12/2015 | 23/09/2011

Last Sold Price: £360,000 | £250,000 | £213,000

35, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 11/12/2020 | 27/10/2016 | 28/05/2010 | 20/12/2002

Last Sold Price: £389,260 | £298,100 | £237,450 | £145,000

26, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 14/08/2020

Last Sold Price: £347,500

47, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 26/03/2019 | 31/03/2010 | 25/07/1995

Last Sold Price: £324,050 | £246,000 | £59,000

44, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 12/01/2018

Last Sold Price: £325,000

36, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 30/05/2017 | 17/04/2001

Last Sold Price: £315,000 | £130,000

28, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 16/10/2013 | 23/04/1999

Last Sold Price: £315,000 | £135,000

49, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 06/09/2013 | 21/07/2006 | 11/09/1998

Last Sold Price: £340,000 | £310,000 | £115,000

46, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date: 21/01/2003 | 02/04/1996

Last Sold Price: £157,000 | £55,350

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

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34a, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	09/11/2001	30/08/1996
Last Sold Price:	£156,000	£51,500

34, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	02/06/2000	27/03/1997
Last Sold Price:	£165,000	£117,000

23, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	15/10/1999	13/05/1997
Last Sold Price:	£138,000	£96,000

33, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	06/02/1998
Last Sold Price:	£70,000

27, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	01/08/1997
Last Sold Price:	£102,000

39, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	06/06/1997
Last Sold Price:	£92,250

40, Cote Green Lane, Stockport, SK6 5EB

Last Sold Date:	25/01/1996
Last Sold Price:	£47,500

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics

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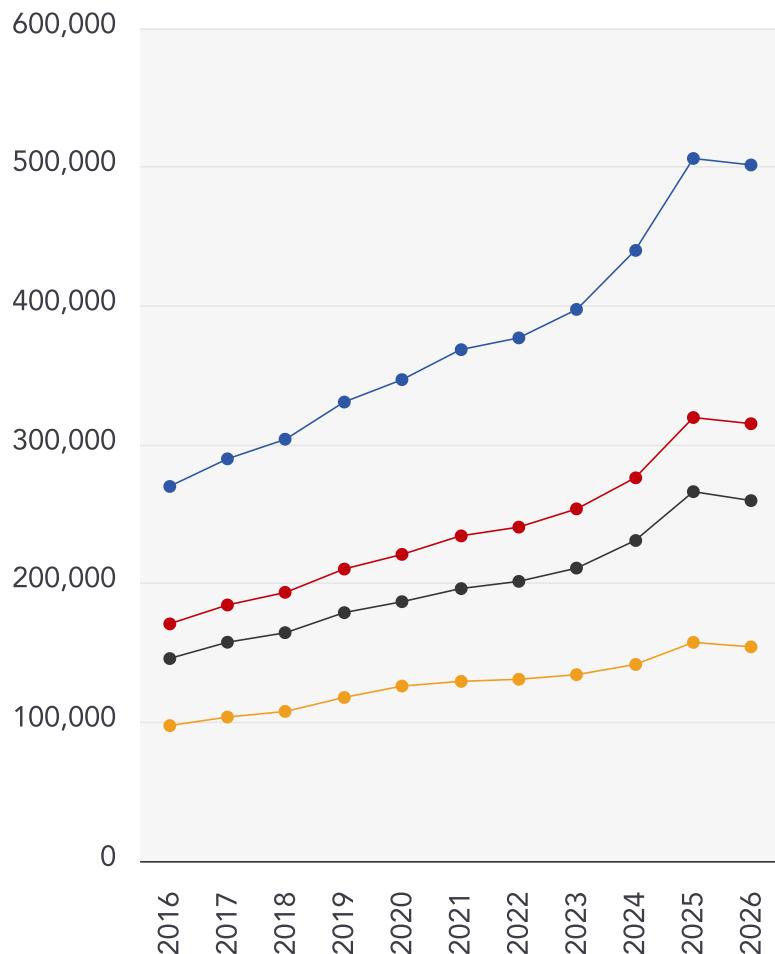
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10 Year History of Average House Prices by Property Type in SK6



Detached

+85.82%

Semi-Detached

+84.43%

Terraced

+78.01%

Flat

+58.14%

Maps Coal Mining

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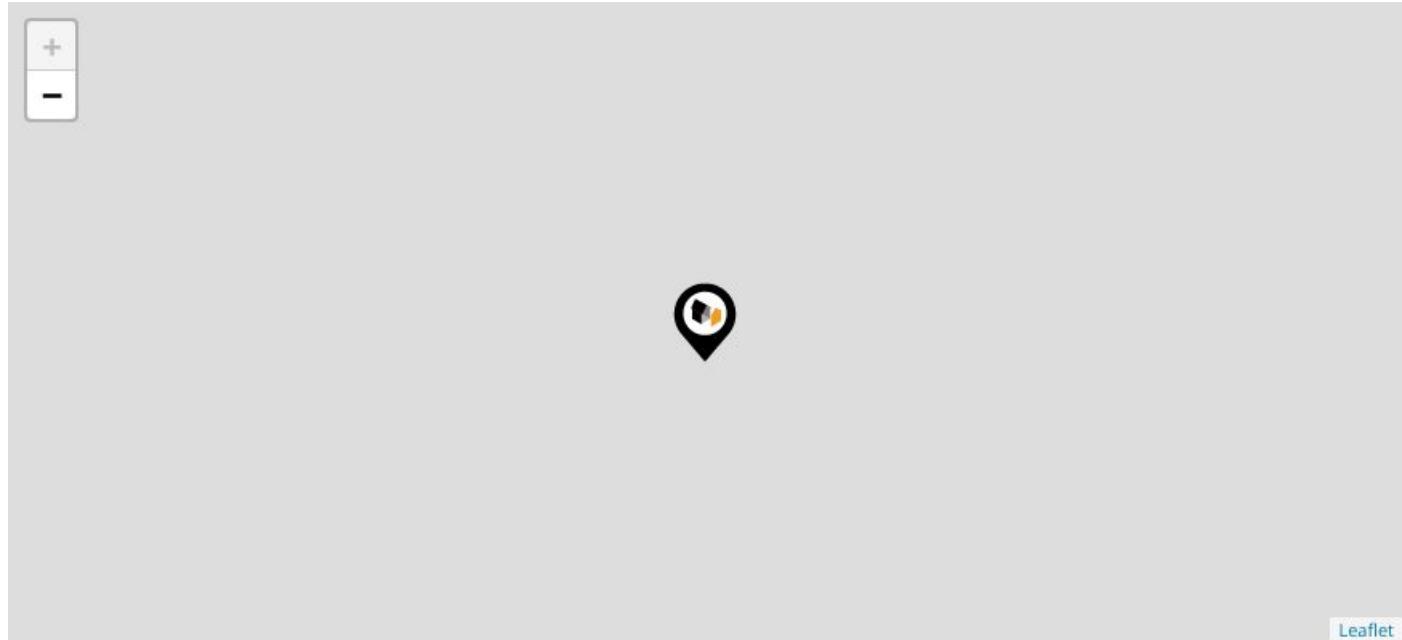
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This map displays nearby coal mine entrances and their classifications.



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

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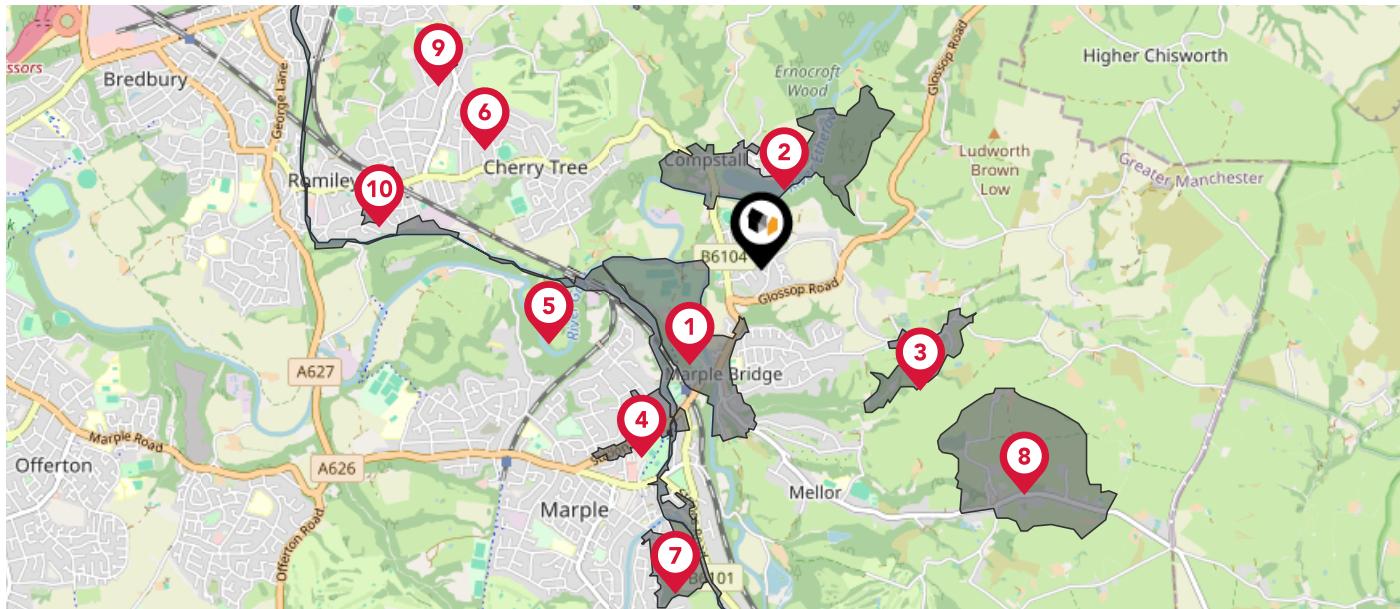
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have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



Nearby Conservation Areas

- 1 Marple Bridge
- 2 Compstall
- 3 Mill Brow
- 4 Station Road and Winnington Road, Marple
- 5 Peak Forest Canal
- 6 Barlow Fold, Romiley
- 7 All Saints', Marple
- 8 Mellor and Moorend
- 9 Greave Fold, Romiley
- 10 Church Lane, Romiley

Maps Council Wards

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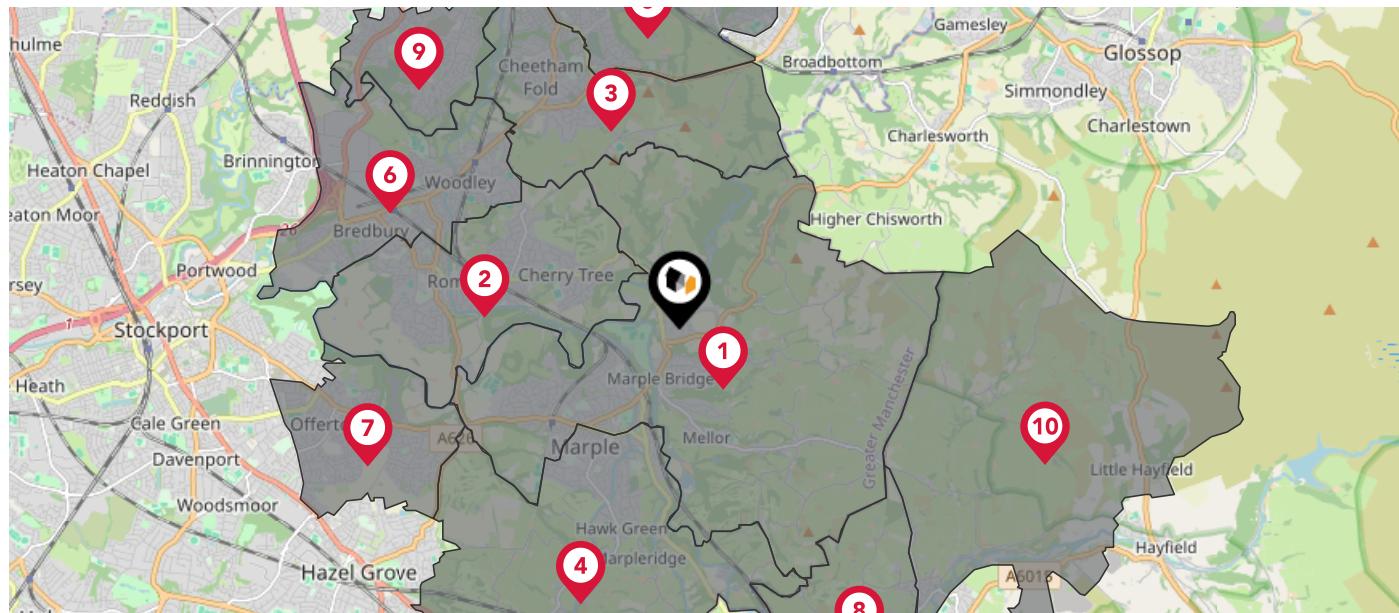
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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Marple North Ward
- 2 Bredbury Green and Romiley Ward
- 3 Hyde Werneth Ward
- 4 Marple South and High Lane Ward
- 5 Hyde Godley Ward
- 6 Bredbury and Woodley Ward
- 7 Offerton Ward
- 8 New Mills West Ward
- 9 Denton South Ward
- 10 Sett Ward

Maps

Rail Noise

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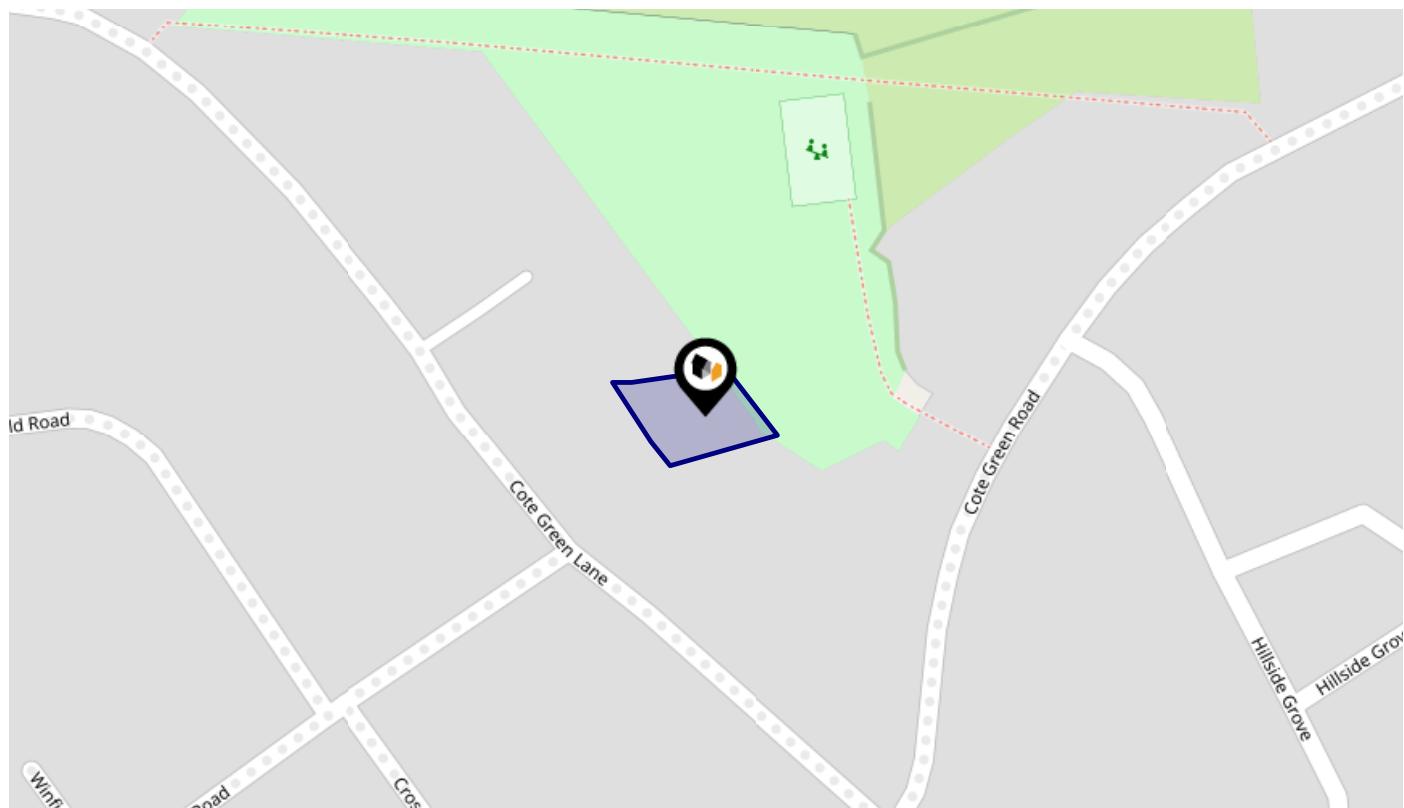
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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

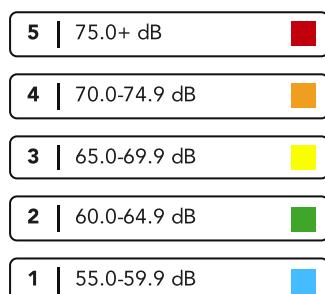


Rail Noise Data

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:



Flood Risk

Rivers & Seas - Flood Risk

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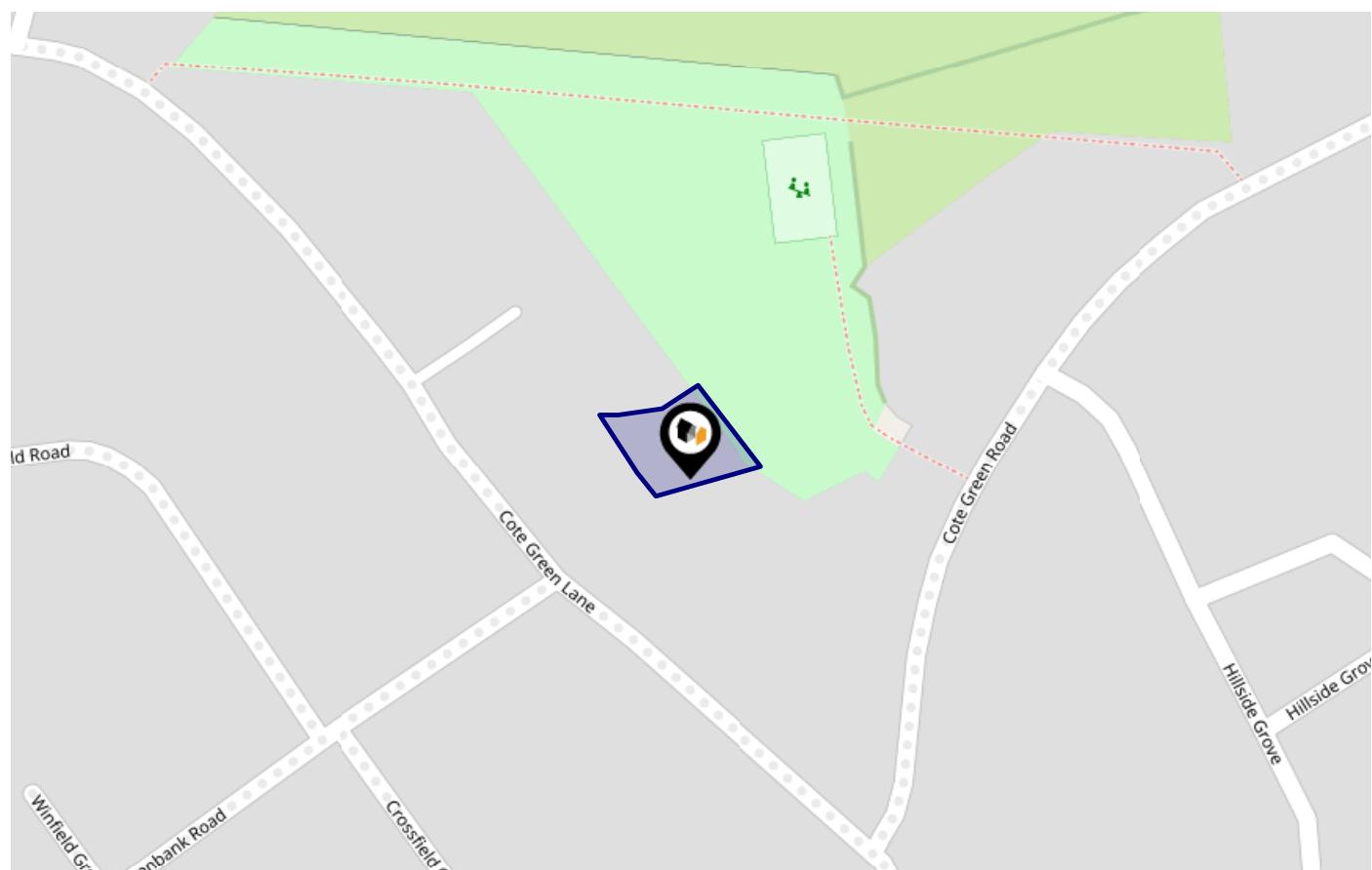
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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

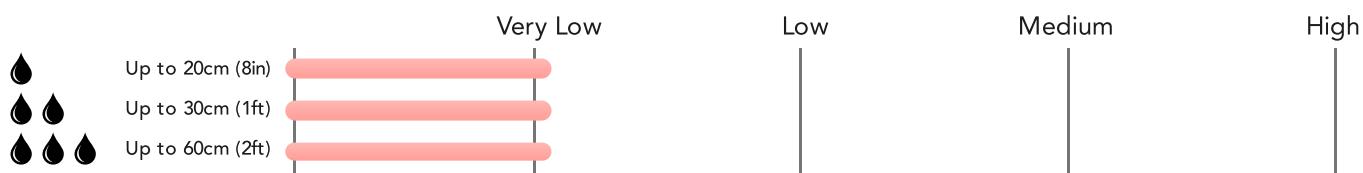


Risk Rating: Very low

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

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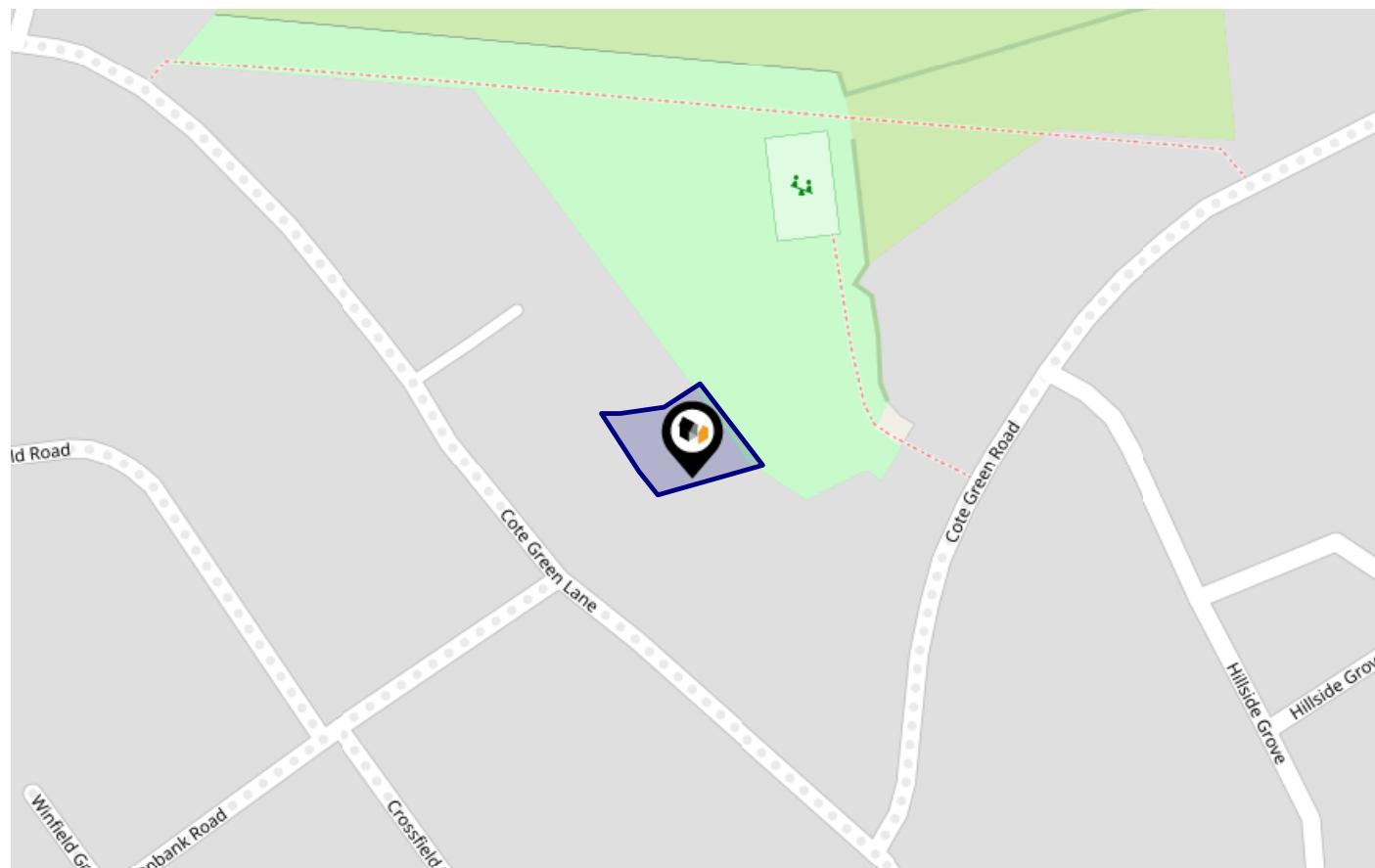
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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will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

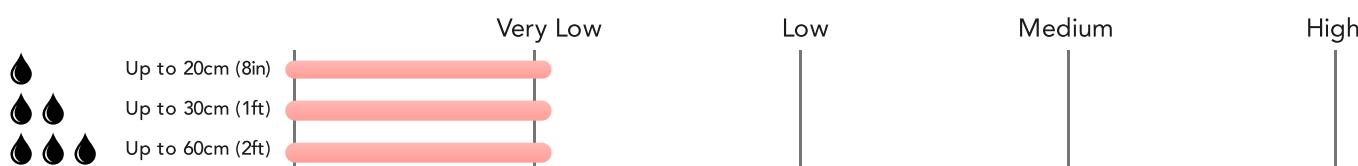


Risk Rating: Very low

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- 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

Surface Water - Flood Risk

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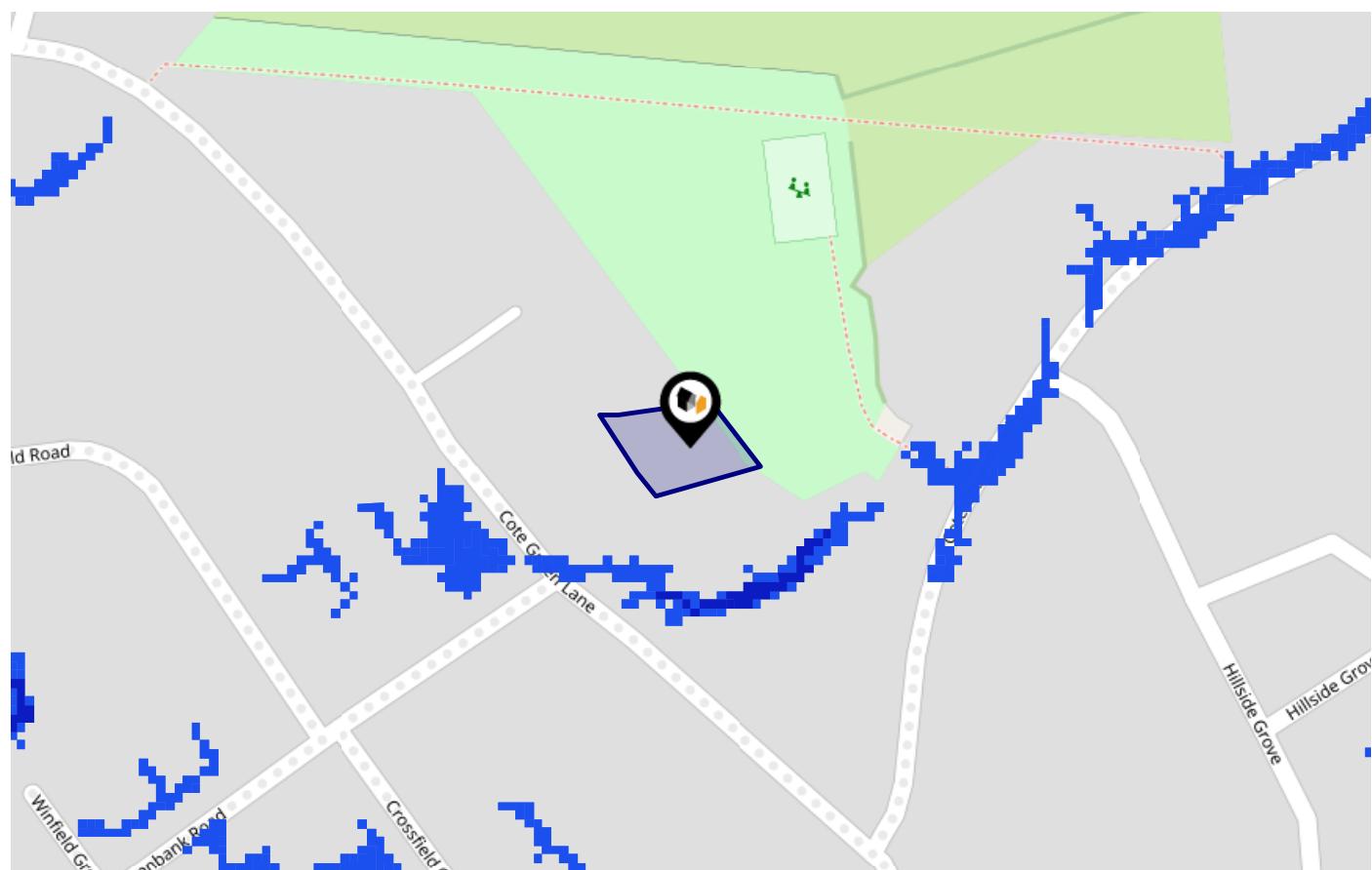
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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

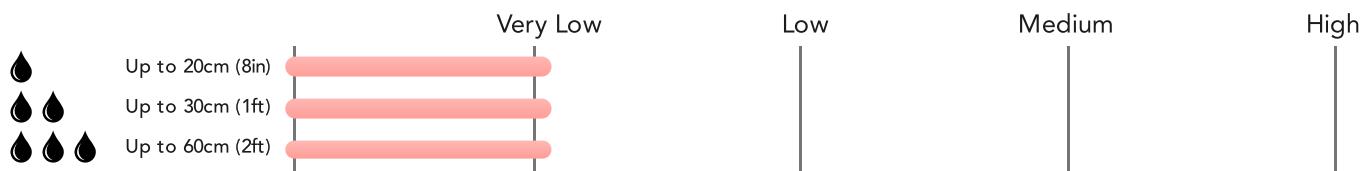


Risk Rating: Very low

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:



Flood Risk

Surface Water - Climate Change

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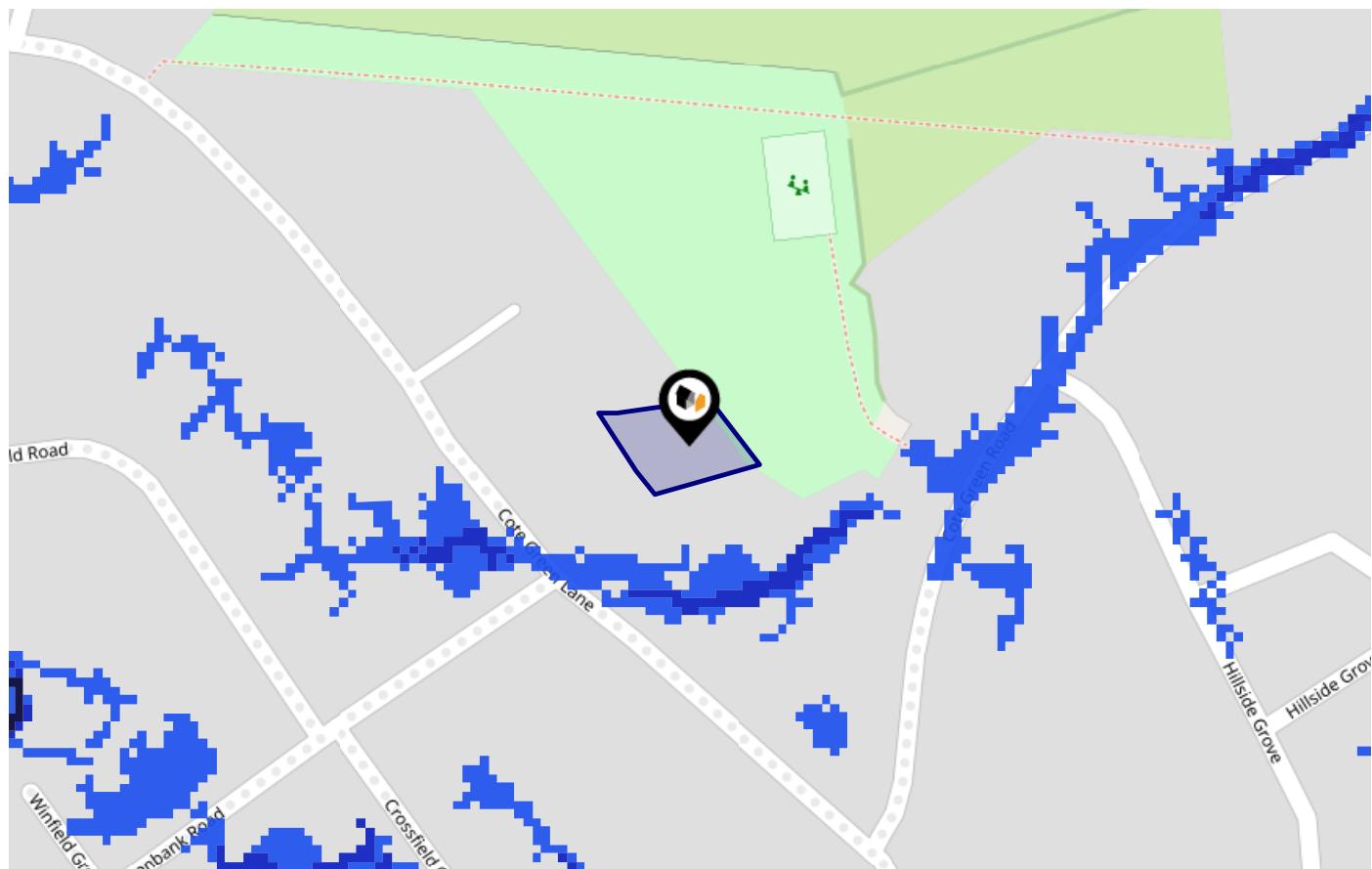
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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding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

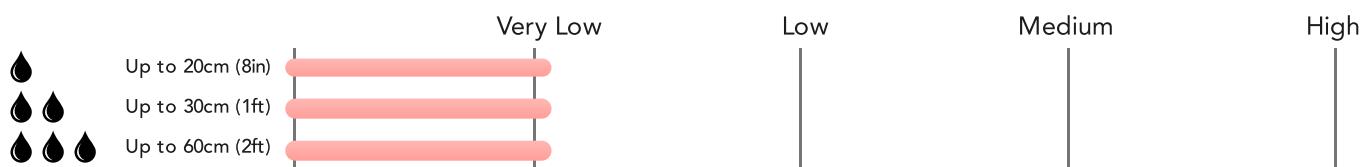


Risk Rating: Very low

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

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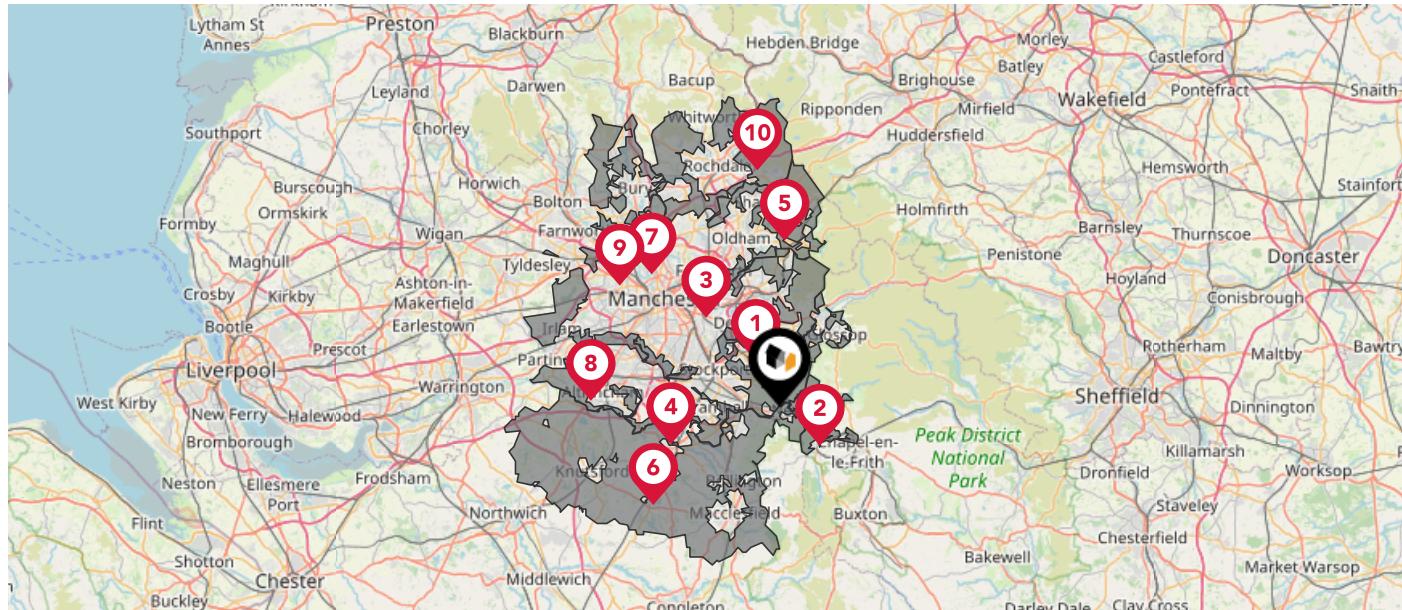
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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

Maps

Landfill Sites

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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 Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>
	2 Sun Hill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>
	3 Mill Brow Farm-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
	4 Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>
	5 Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>
	6 Lakes Road Landfill-Greater Manchester	Historic Landfill	<input type="checkbox"/>
	7 Mill Brow East-Greater Manchester	Historic Landfill	<input type="checkbox"/>
	8 Rose Hill-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
	9 Greave Farm-Romiley, Stockport	Historic Landfill	<input type="checkbox"/>
	10 Field Number 8942-Derbyshire	Historic Landfill	<input type="checkbox"/>

Maps Listed Buildings

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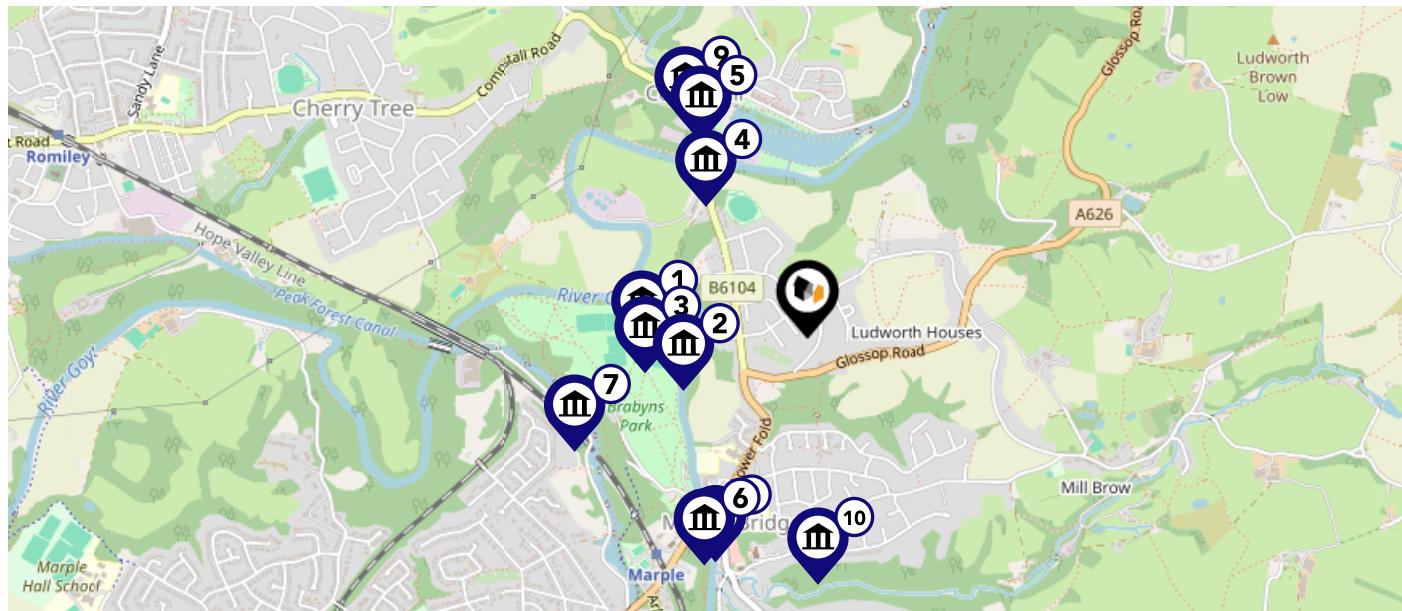
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Grade	Distance
Grade II	0.3 miles
Grade II	0.3 miles
Grade II	0.3 miles
Grade II	0.4 miles
Grade II	0.5 miles

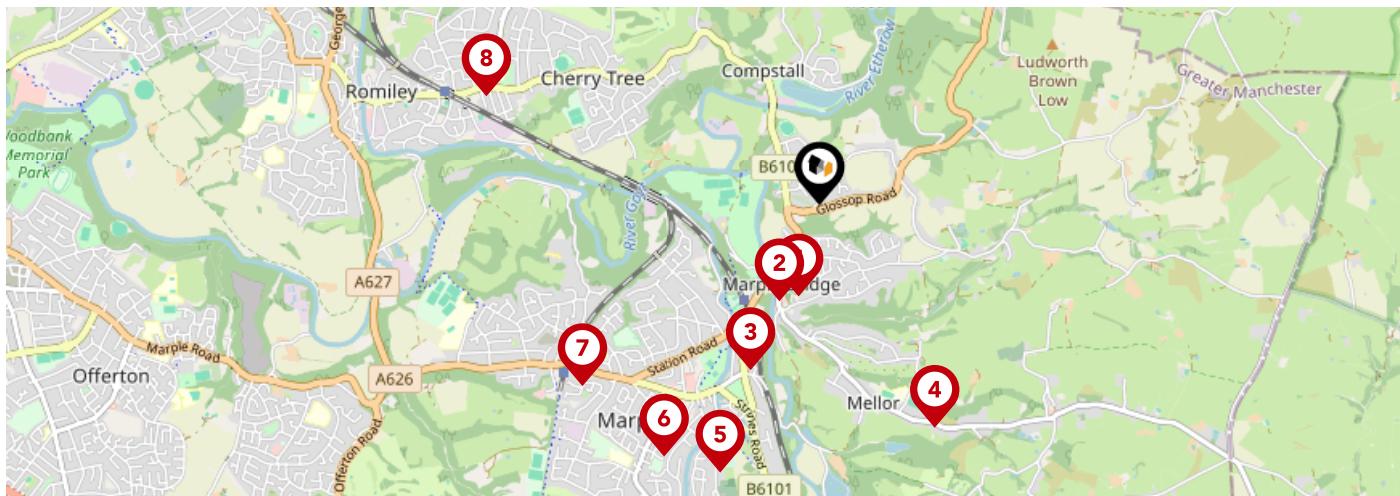
Area Schools

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Nursery Primary Secondary College Private



1 St Mary's Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 224 | Distance: 0.42



2 Ludworth Primary School

Ofsted Rating: Good | Pupils: 363 | Distance: 0.46



3 Brabyns Preparatory School

Ofsted Rating: Not Rated | Pupils: 92 | Distance: 0.79



4 Mellor Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 1.11



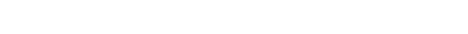
5 All Saints Church of England Primary School Marple

Ofsted Rating: Good | Pupils: 212 | Distance: 1.27



6 Acorns School

Ofsted Rating: Good | Pupils: 34 | Distance: 1.31



7 Rose Hill Primary School

Ofsted Rating: Good | Pupils: 530 | Distance: 1.32



8 Romiley Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 1.55



Area Schools

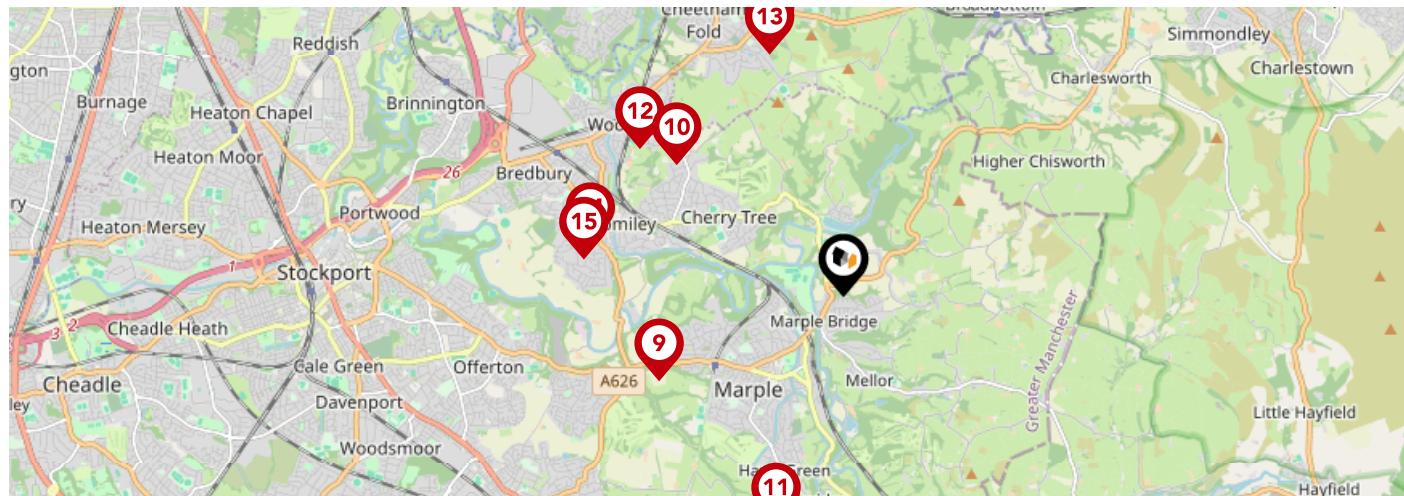
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Nursery Primary Secondary College Private



Marple Hall School

Ofsted Rating: Good | Pupils: 1557 | Distance: 1.79



Greave Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 1.86



Windlehurst School

Ofsted Rating: Good | Pupils: 51 | Distance: 2.11



Woodley Primary School

Ofsted Rating: Good | Pupils: 432 | Distance: 2.21



Gee Cross Holy Trinity CofE (VC) Primary School

Ofsted Rating: Good | Pupils: 226 | Distance: 2.23



St Christopher's Catholic Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 2.27



Harrytown Catholic High School

Ofsted Rating: Good | Pupils: 795 | Distance: 2.3



Alder Community High School

Ofsted Rating: Requires improvement | Pupils: 925 | Distance: 2.31



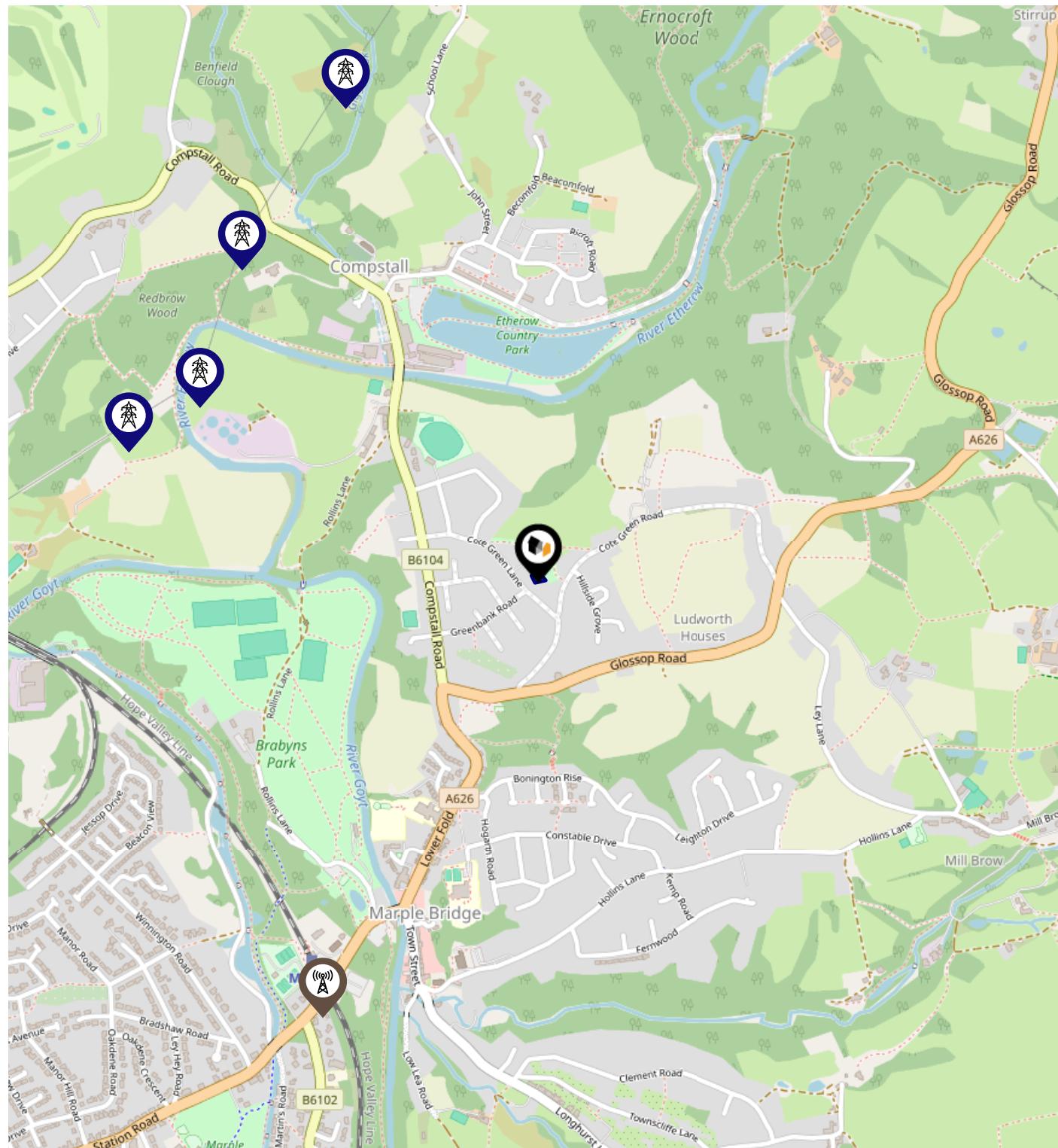
Local Area Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

Environment Radon Gas

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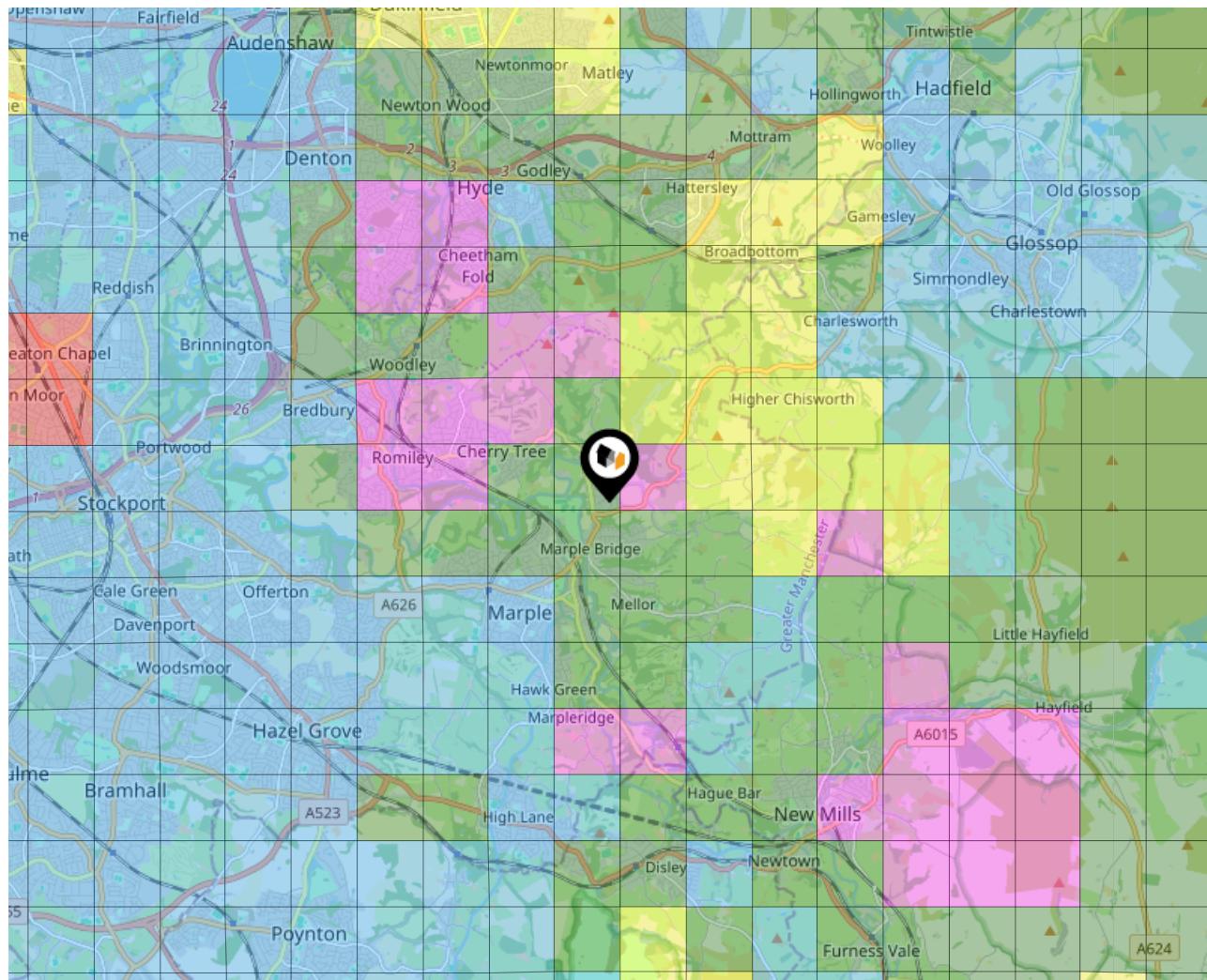
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What is Radon?

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).



This
Property

1 <1% 2 1-3% 3 3-5% 4 5-10% 5 10-30% 6 >30%

Local Area Road Noise

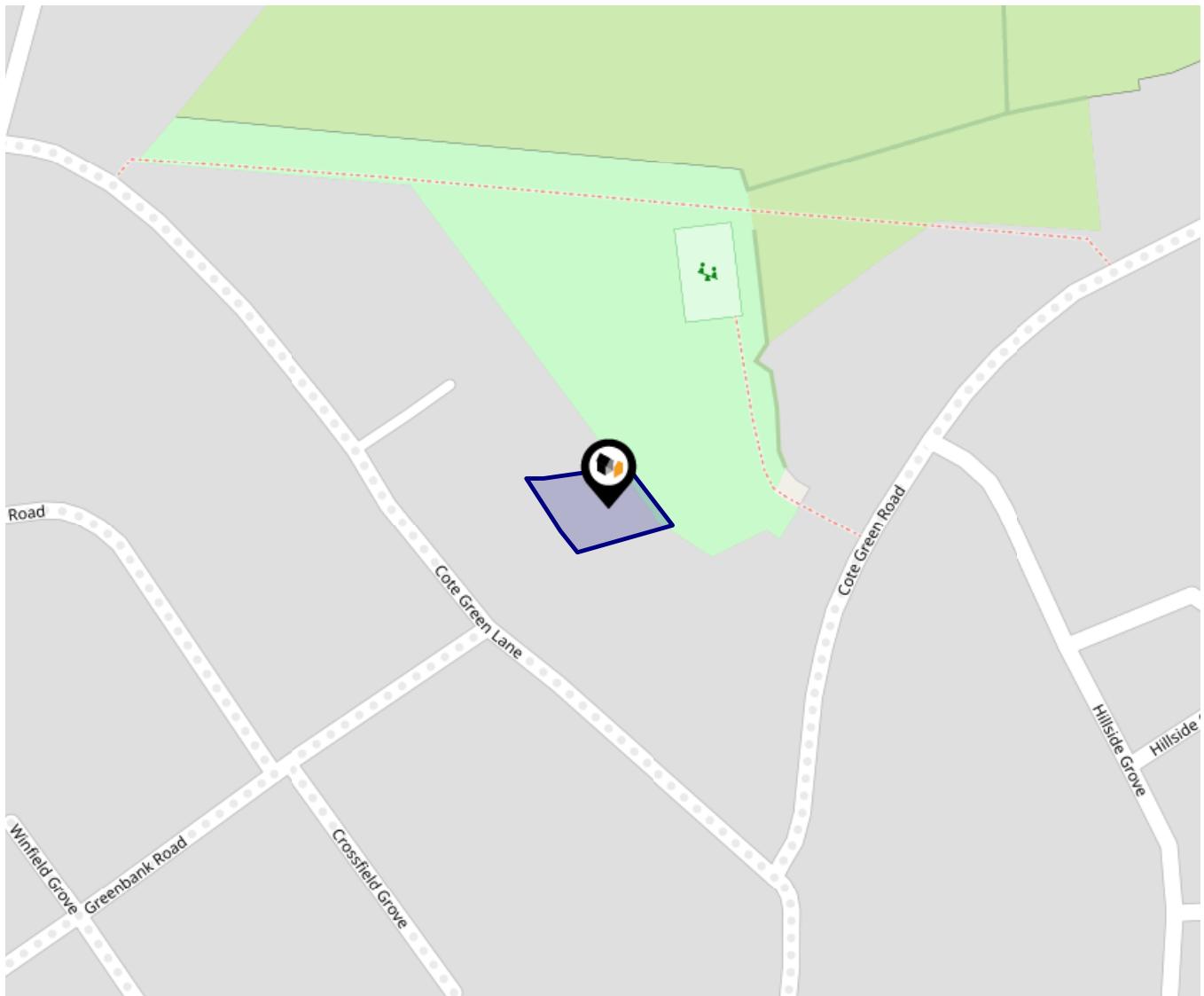
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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise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

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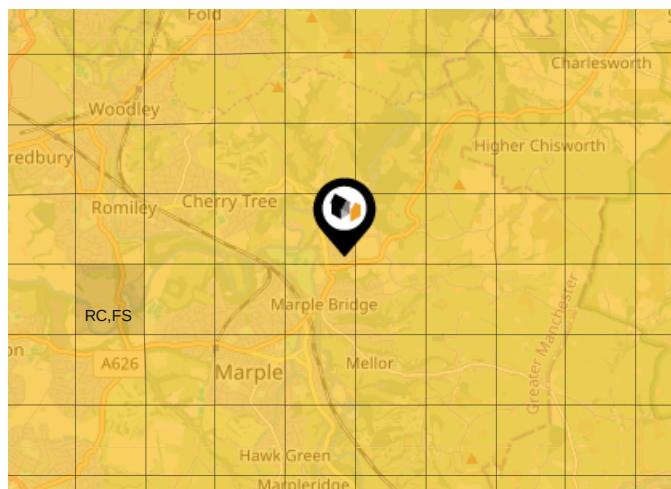
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Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

NIKKI DAVIES

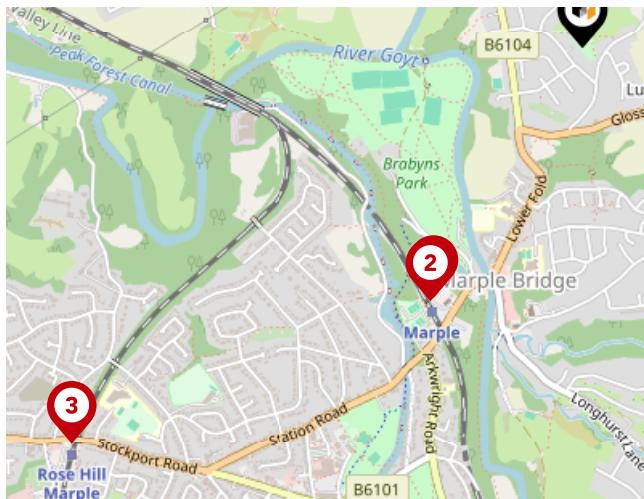
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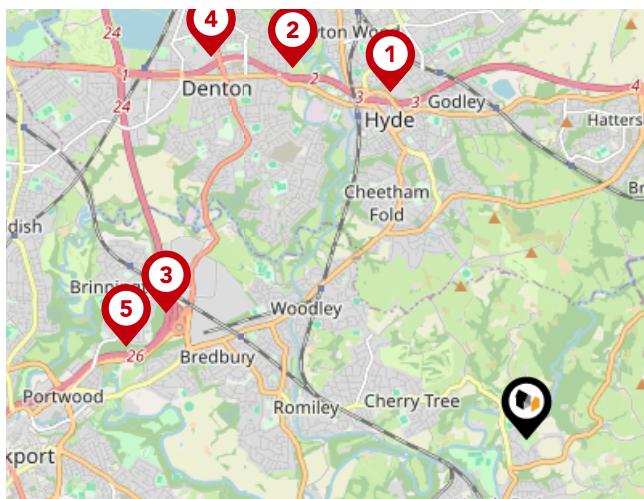


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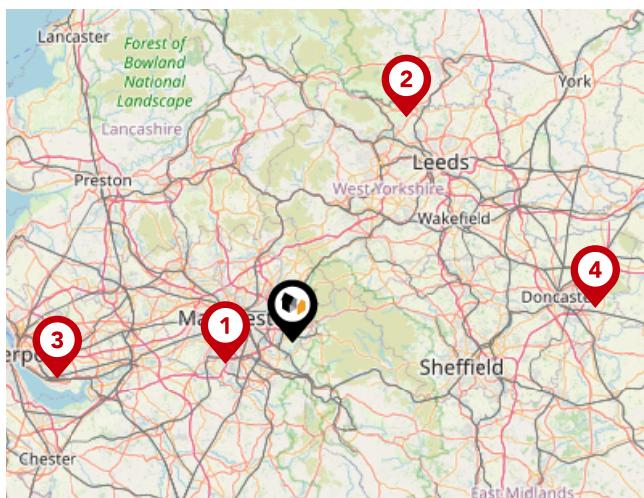
National Rail Stations

Pin	Name	Distance
1	Marple Rail Station	0.64 miles
2	Marple Rail Station	0.65 miles
3	Rose Hill Marple Rail Station	1.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	3.29 miles
2	M67 J2	3.87 miles
3	M60 J25	3.37 miles
4	M67 J1	4.38 miles
5	M60 J26	3.63 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.92 miles
2	Leeds Bradford Airport	35.6 miles
3	Speke	33.62 miles
4	Finningley	43.07 miles

Area Transport (Local)

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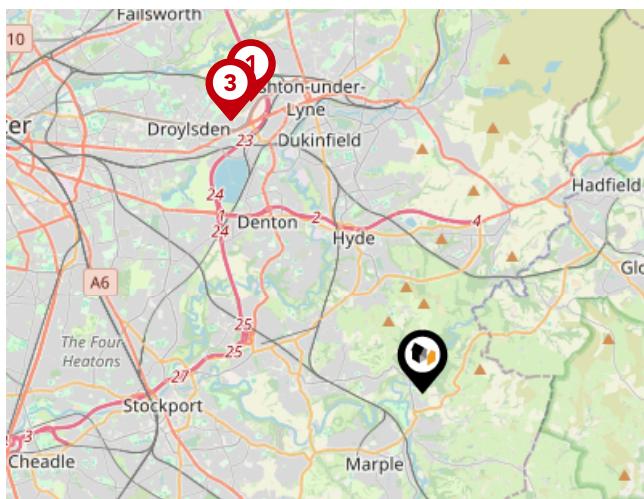
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Bus Stops/Stations

Pin	Name	Distance
1	Cote Green Lane	0.03 miles
2	Cote Green Road	0.17 miles
3	Erncroft Road	0.16 miles
4	Glossop Road	0.16 miles
5	Northumberland Arms	0.17 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	5.97 miles
2	Audenshaw (Manchester Metrolink)	5.86 miles
3	Audenshaw (Manchester Metrolink)	5.88 miles



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Nikki Davies Powered By eXp

eXp Realty has its roots across the pond, having been founded in 2009 and is considered one of the fastest growing estate agency businesses in the history of the world, due to its approach to agency and the autonomy it gives to its agents to provide an outstanding level of service, which is personalised to you, the client.

eXp UK started operating in 2019 and now has a network of over 500 independent agents utilising better systems, technology and social media reach to deliver a truly bespoke and personal experience to buyers and sellers.

Nikki Davies Powered By eXp **Testimonials**

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Testimonial 1



We really feel like Nikki goes the extra mile and has a genuine care to do the best for her clients. Her warmth, humor and skill make her an asset to any client that chooses to work with her. Wayne & Bianca

Testimonial 2



Nikki was simply the best estate agent to deal with our house sale. You just don't get the high standard of care and service she offers if you go with any of the other agencies and there is nothing that they offer that she doesn't. Peta & Paul

Testimonial 3



Just wanted to convey how impressed I was with the service Nikki provided following my recent move. She was totally professional at all times but with a personal touch, which made the whole process much less stressful. Jeanette Dey

Testimonial 4



We couldn't be more grateful, and found the experience working with Nikki so much more personable and easy than working with a larger chain estate agents. No need to look any further! Sally

Agent Disclaimer

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Important - Please Read

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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.

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Nikki Davies Powered By eXp 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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