

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

Thursday 09th October 2025



COMPSTALL ROAD, MARPLE BRIDGE, STOCKPORT, SK6

Nikki Davies Powered By eXp

Covering Stockport & the surrounding areas

07770976137/ 0161 3078206

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Know any property instantly

Introduction

Our Comments

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Thank you for your interest in the property. This report has been created to give you - as the potential buyer - as much relevant information as possible about the property itself and the surrounding areas. This is designed to help inform the decision-making process to view and subsequently offer in an informed manner. Any questions, contact me on 0161 706 0047 or drop me a line at nikki.davies@exp.uk.com.

With best wishes

Nikki

Property Overview

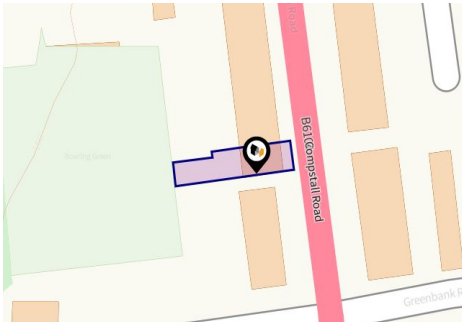
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Property

Type:	Detached
Bedrooms:	3
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,475
Title Number:	GM88090

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)

14
mb/s



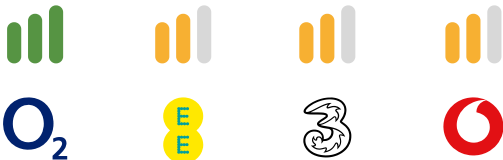
80
mb/s



1800
mb/s

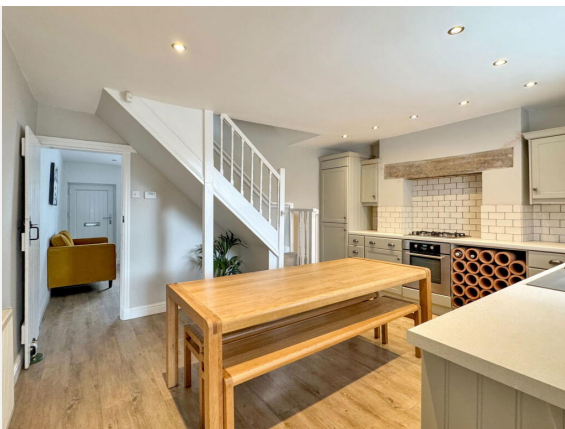


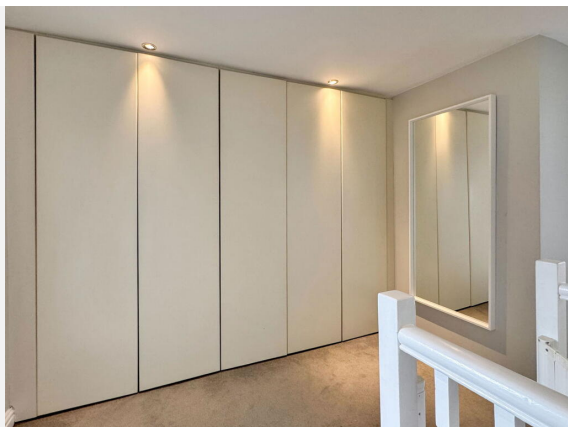
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:







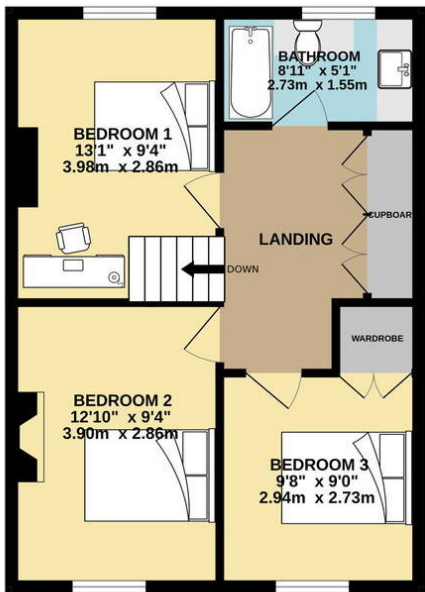
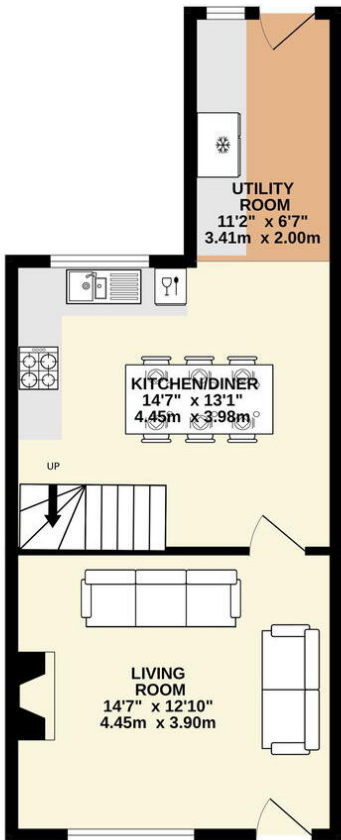
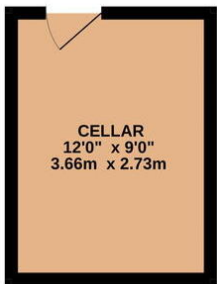


COMPSTALL ROAD, MARPLE BRIDGE, STOCKPORT, SK6

BASEMENT
108 sq.ft. (10.0 sq.m.) approx.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



COMPSTALL ROAD, MARPLE BRIDGE - THREE BEDROOM END TERRACE COTTAGE

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property

EPC - Certificate

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Marple Bridge, SK6

Energy rating

D

Valid until 05.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Market Sold in Street

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109, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	02/08/2024	25/08/2015	30/07/2004	25/10/1996
Last Sold Price:	£275,000	£211,000	£149,950	£59,000

83, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	19/07/2022
Last Sold Price:	£197,500

79, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	17/08/2021	21/03/2019	13/04/1995
Last Sold Price:	£218,000	£200,000	£55,000

65, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	12/02/2021
Last Sold Price:	£340,000

103, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	22/10/2020	01/04/2016	24/09/2007	05/08/2005	26/06/2003	30/06/2000
Last Sold Price:	£203,000	£185,000	£165,000	£164,950	£115,000	£15,000

85, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	02/08/2019	30/04/2013	31/07/2002
Last Sold Price:	£195,000	£147,000	£84,995

115, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	05/04/2019	16/06/2016	14/03/2014	19/10/2007	21/06/1996
Last Sold Price:	£272,500	£250,000	£210,000	£170,000	£50,000

67, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	19/09/2018	18/08/2016	16/11/2004
Last Sold Price:	£320,000	£325,000	£180,000

57, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	02/06/2017
Last Sold Price:	£209,950

89, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	12/11/2015
Last Sold Price:	£286,000

77, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	17/12/2014	24/10/2003	01/03/2002	04/08/2000
Last Sold Price:	£145,500	£105,000	£85,000	£60,000

139, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	19/09/2014
Last Sold Price:	£192,000

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



73, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	08/06/2011	08/05/2003
Last Sold Price:	£108,000	£90,000

63, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	29/09/2006
Last Sold Price:	£249,950

69, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	24/10/2005
Last Sold Price:	£220,000

81, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	14/12/2004	25/10/2002	19/03/1999
Last Sold Price:	£148,500	£89,850	£69,250

101, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	06/08/2004
Last Sold Price:	£135,000

137, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	12/06/2003
Last Sold Price:	£112,500

119, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	09/07/2002	03/03/2000
Last Sold Price:	£80,000	£66,000

97, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	11/02/2002
Last Sold Price:	£90,000

117, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	16/08/2001
Last Sold Price:	£68,000

125, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	10/09/1999	13/08/1997
Last Sold Price:	£73,500	£53,000

123, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	16/07/1999
Last Sold Price:	£63,450

141, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	09/07/1999
Last Sold Price:	£87,000

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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113, Compstall Road, Stockport, SK6 5HE

Last Sold Date: 18/02/1999
Last Sold Price: £59,500

135, Compstall Road, Stockport, SK6 5HE

Last Sold Date: 04/01/1999
Last Sold Price: £77,000

121, Compstall Road, Stockport, SK6 5HE

Last Sold Date:	03/08/1998	28/06/1996
Last Sold Price:	£64,950	£60,000

71, Compstall Road, Stockport, SK6 5HE

Last Sold Date: 07/11/1997
Last Sold Price: £52,000

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

Market

House Price Statistics

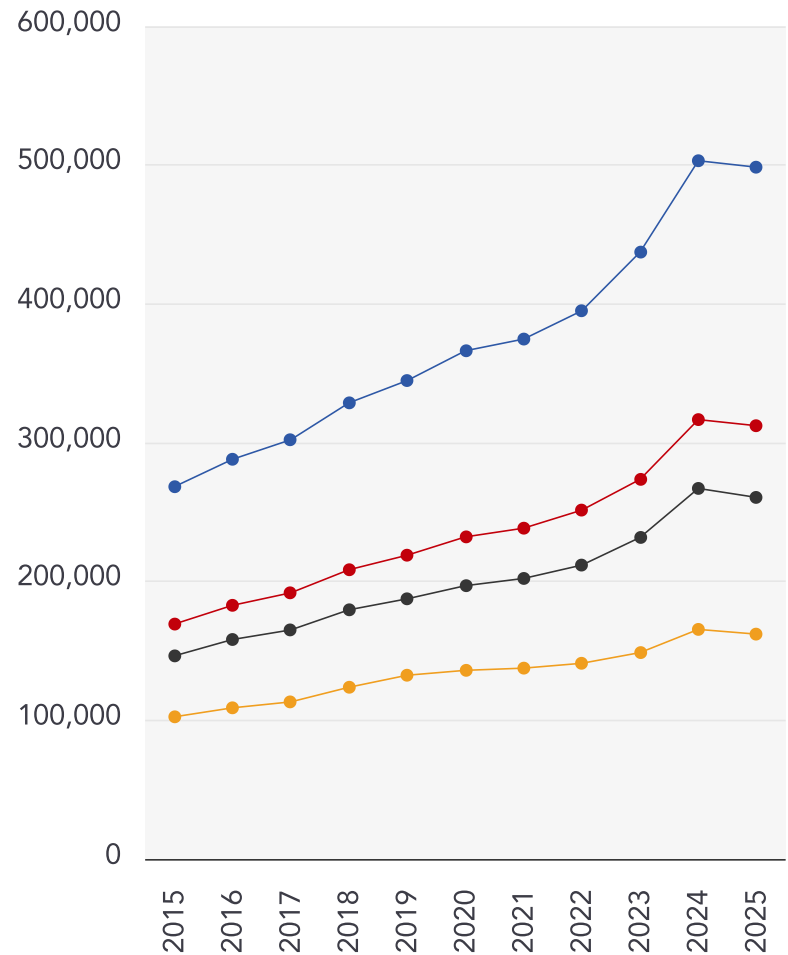
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10 Year History of Average House Prices by Property Type in SK6



Detached

+85.82%

Semi-Detached

+84.43%

Terraced

+78.01%

Flat

+58.14%

Maps

Coal Mining

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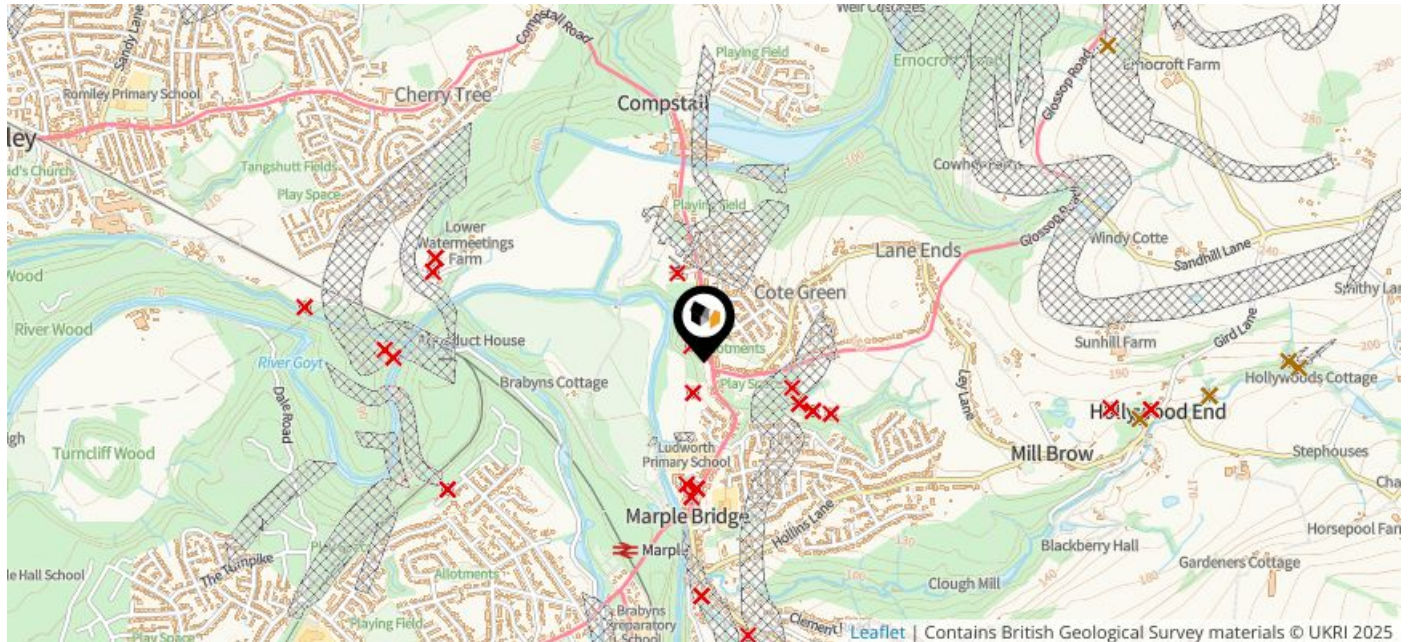


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This map displays nearby coal mine entrances and their classifications.



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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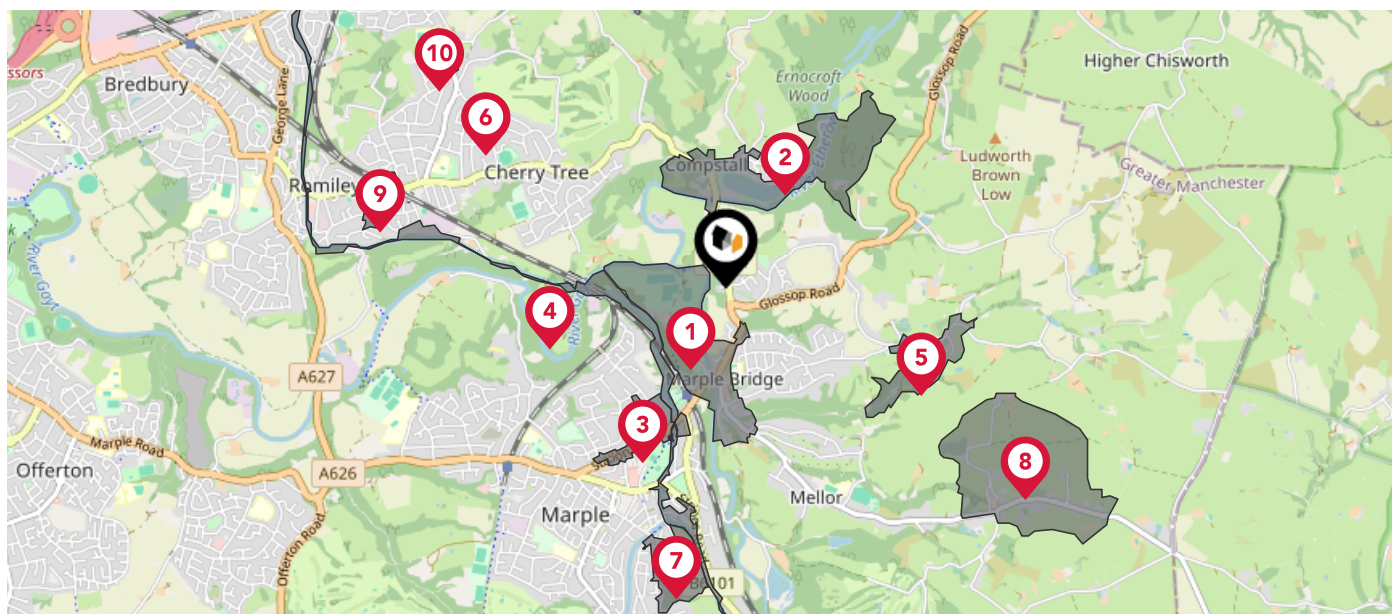


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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have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



Nearby Conservation Areas



Marple Bridge



Compstall



Station Road and Winnington Road, Marple



Peak Forest Canal



Mill Brow



Barlow Fold, Romiley



All Saints', Marple



Mellor and Moorend



Church Lane, Romiley



Greave Fold, Romiley

Maps

Council Wards

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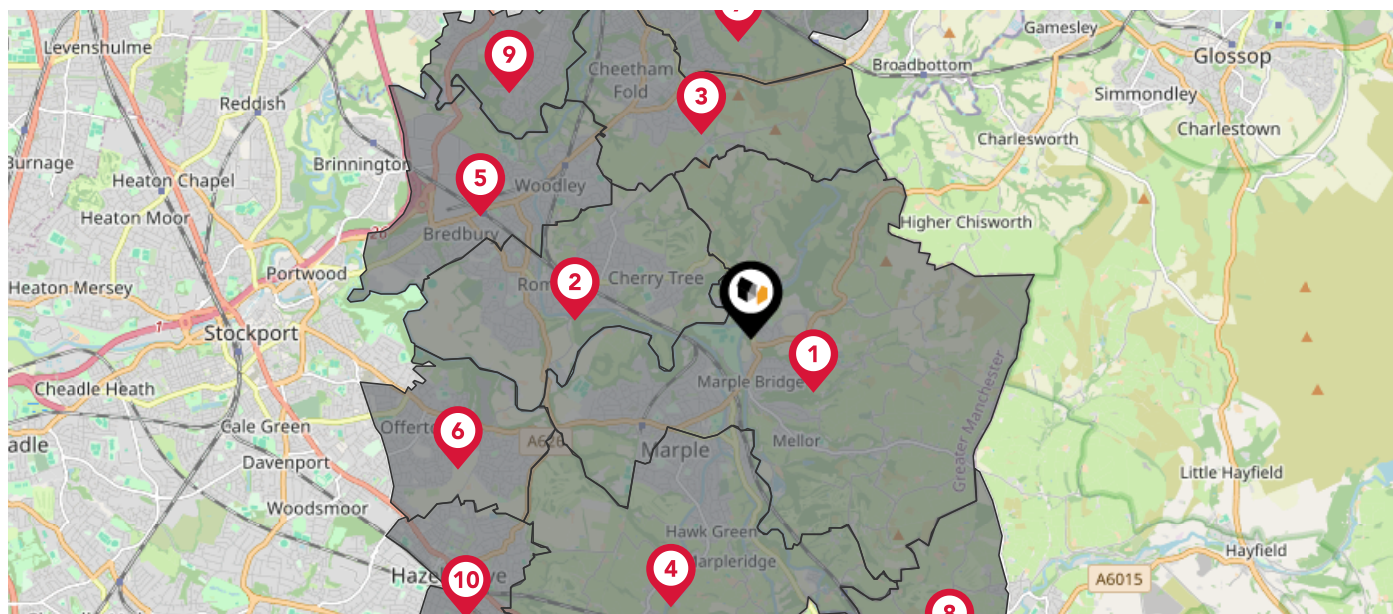


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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Marple North Ward



Bredbury Green and Romiley Ward



Hyde Werneth Ward



Marple South and High Lane Ward



Bredbury and Woodley Ward



Offerton Ward



Hyde Godley Ward



New Mills West Ward



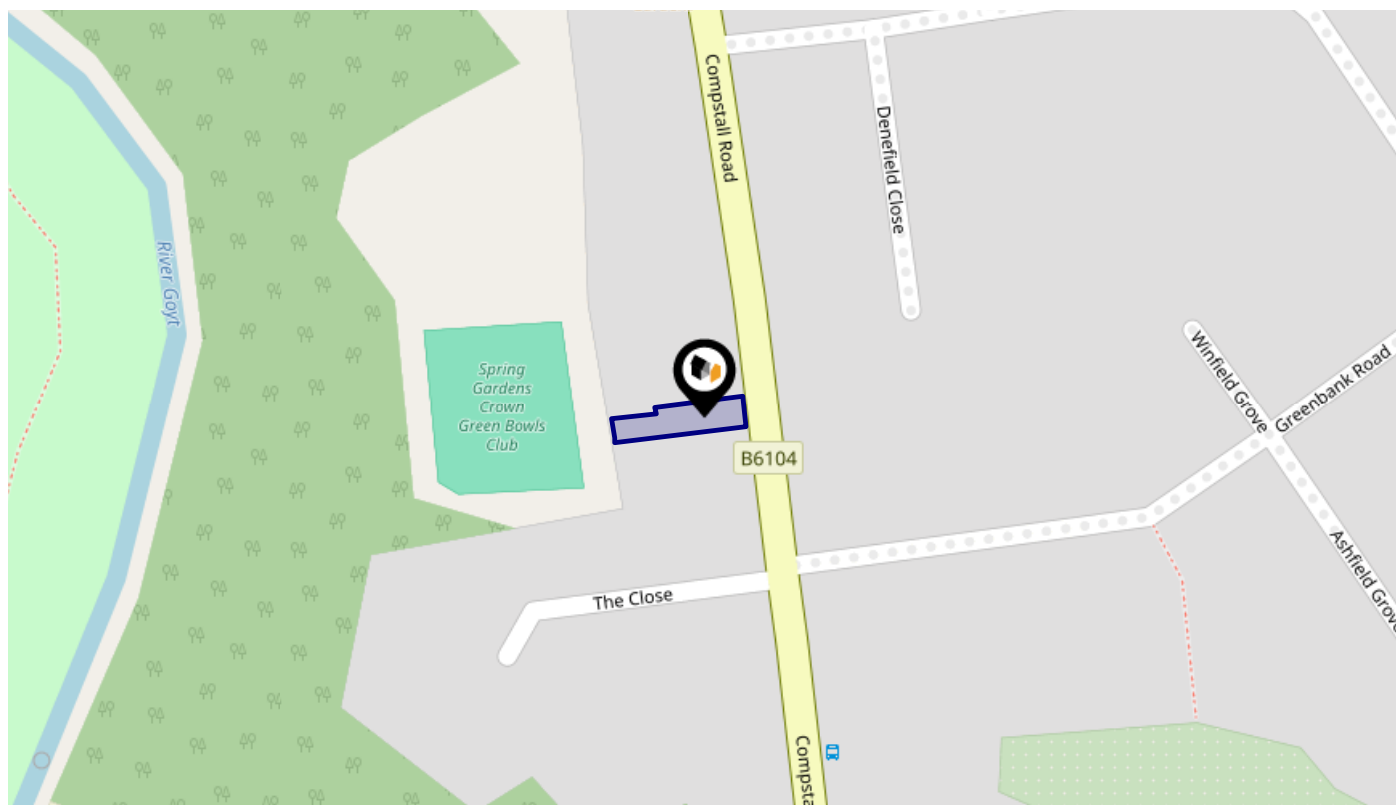
Denton South Ward



Hazel Grove 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

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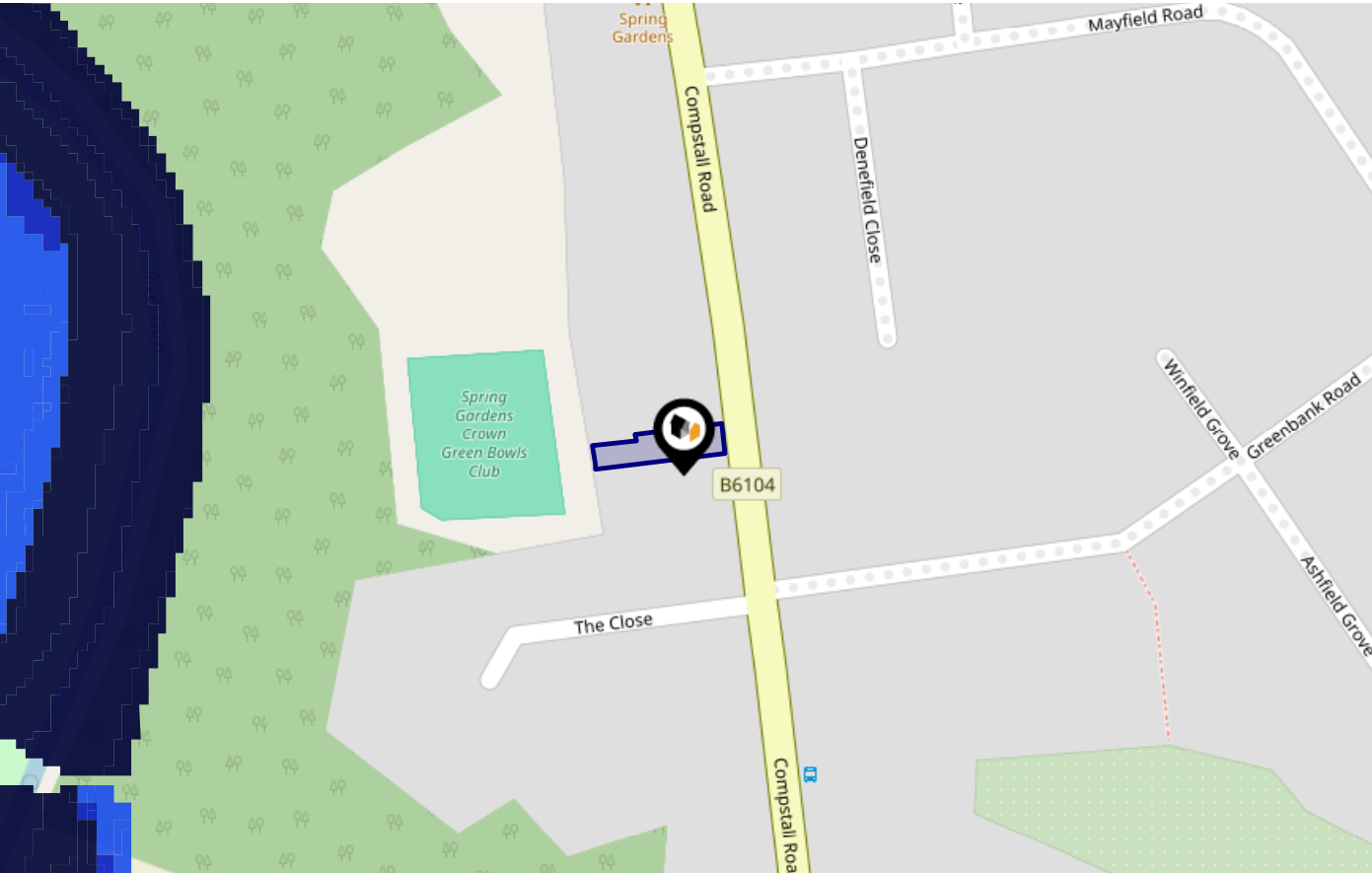


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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

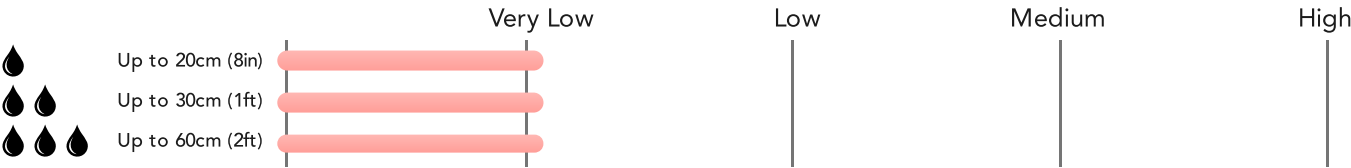


Risk Rating: Very low

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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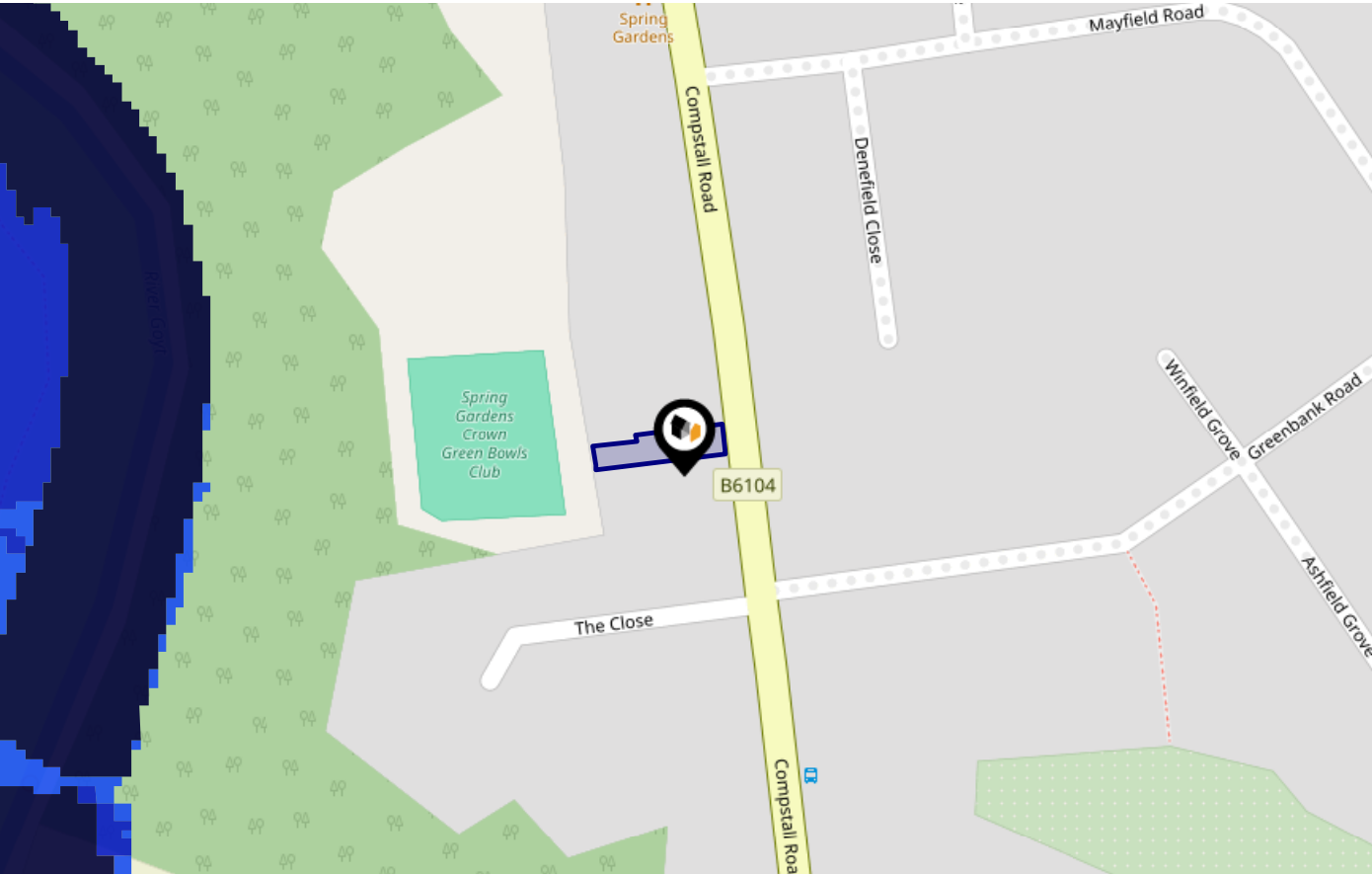


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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will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

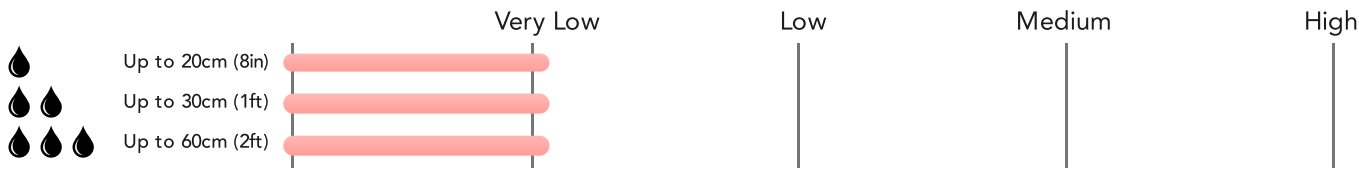


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Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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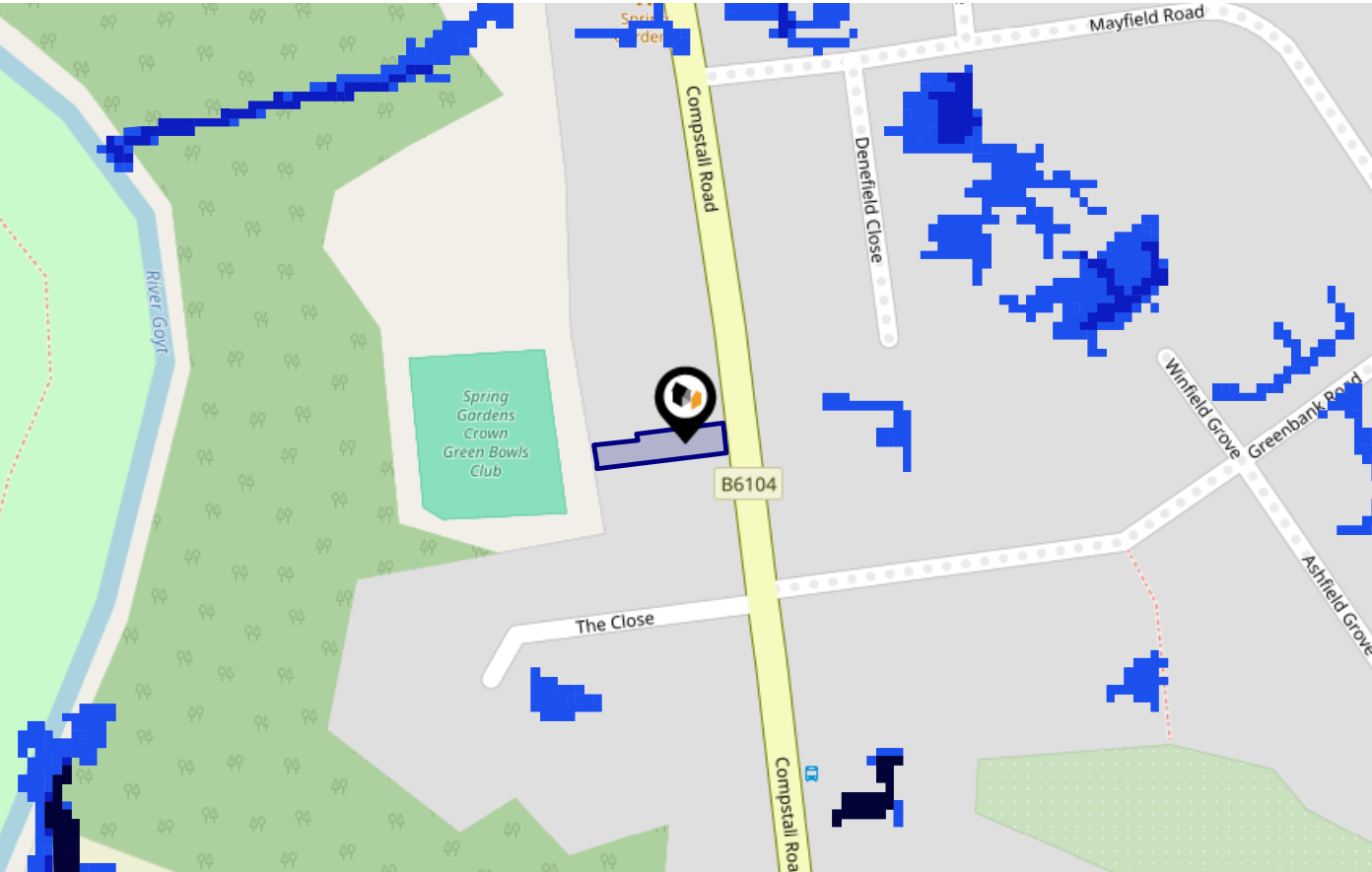


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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

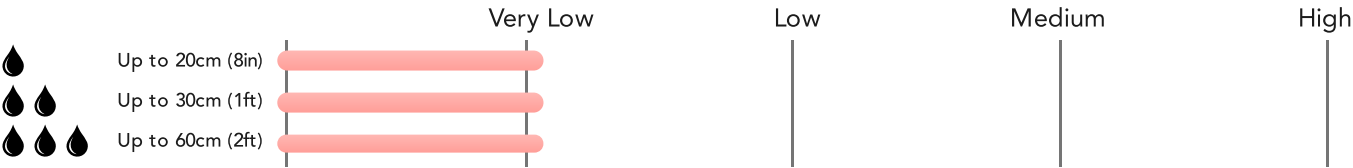


Risk Rating: Very low

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- 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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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.

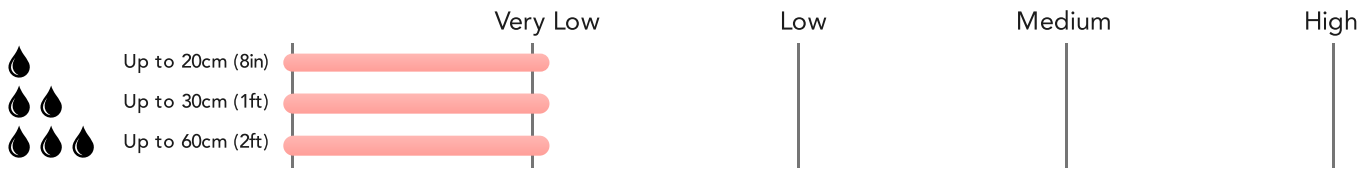


Risk Rating: Very low

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.

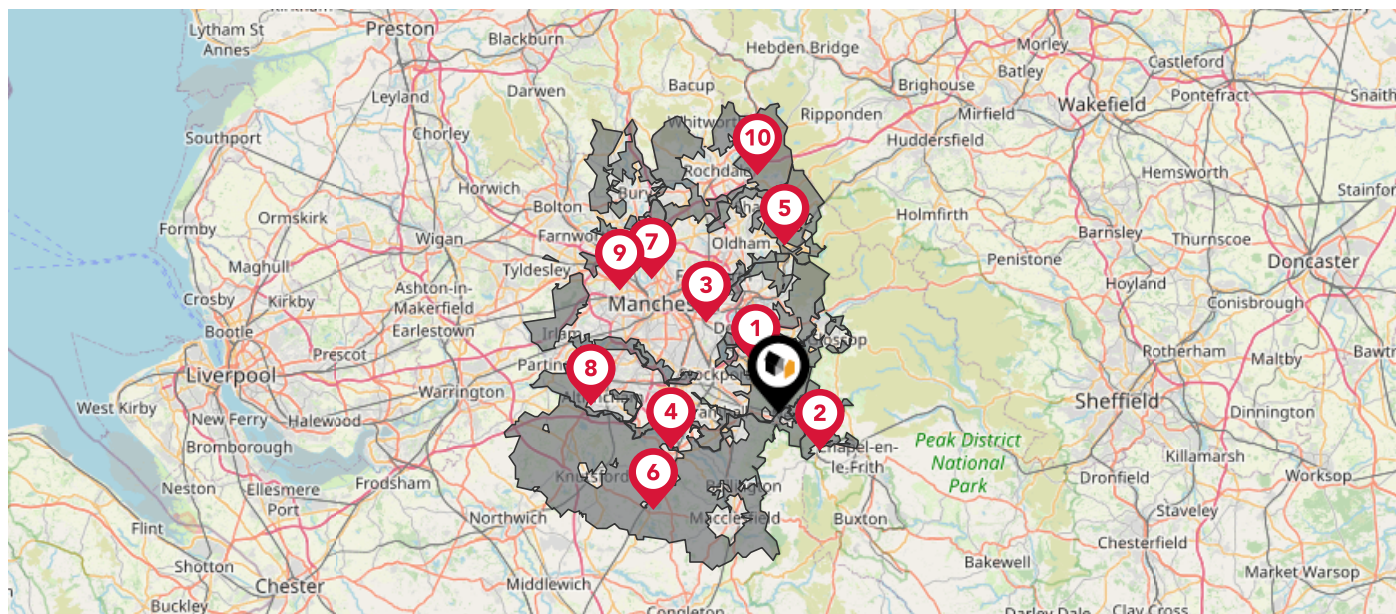
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Stockport



Merseyside and Greater Manchester Green Belt - Oldham



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Bury



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Salford



Merseyside and Greater Manchester Green Belt - Rochdale

Maps

Landfill Sites

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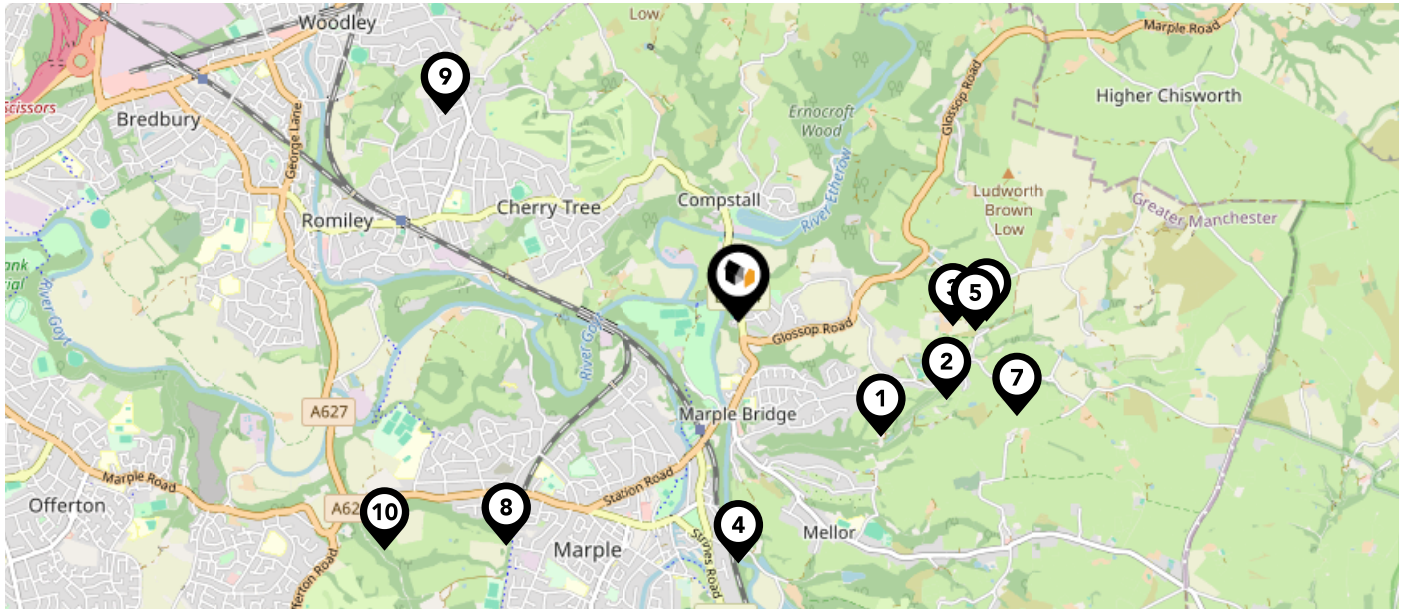


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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill
2	Mill Brow Farm-Marple, Greater Manchester	Historic Landfill
3	Sun Hill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill
4	Lakes Road Landfill-Greater Manchester	Historic Landfill
5	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill
6	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill
7	Mill Brow East-Greater Manchester	Historic Landfill
8	Rose Hill-Marple, Greater Manchester	Historic Landfill
9	Greave Farm-Romiley, Stockport	Historic Landfill
10	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill

Maps

Listed Buildings

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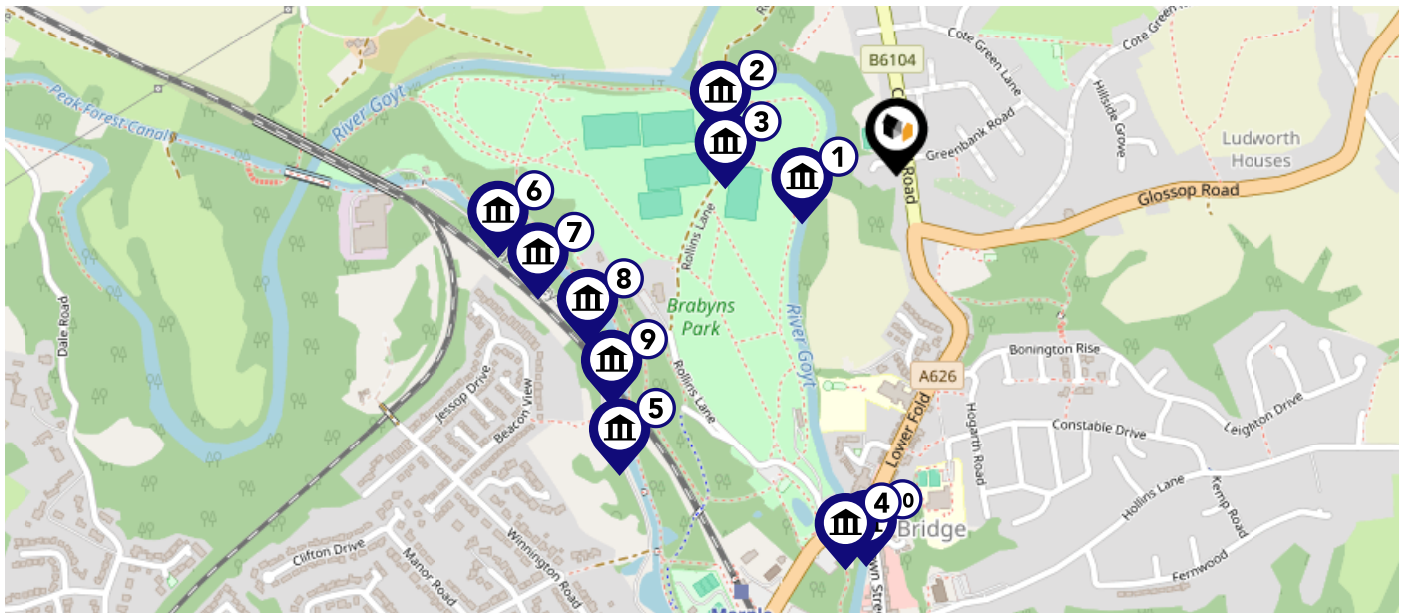


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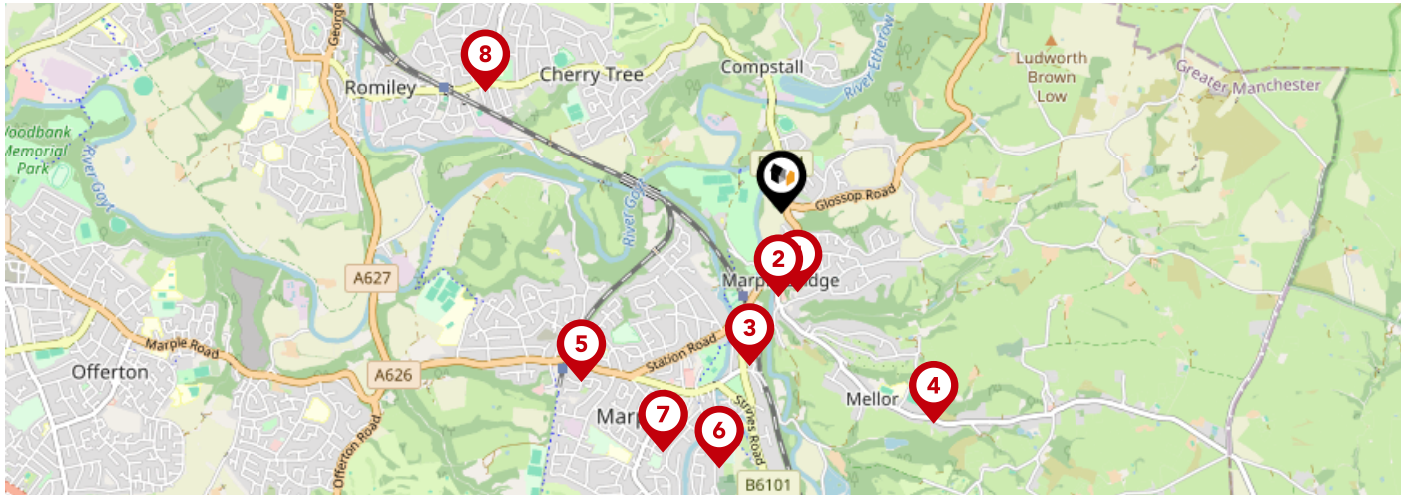
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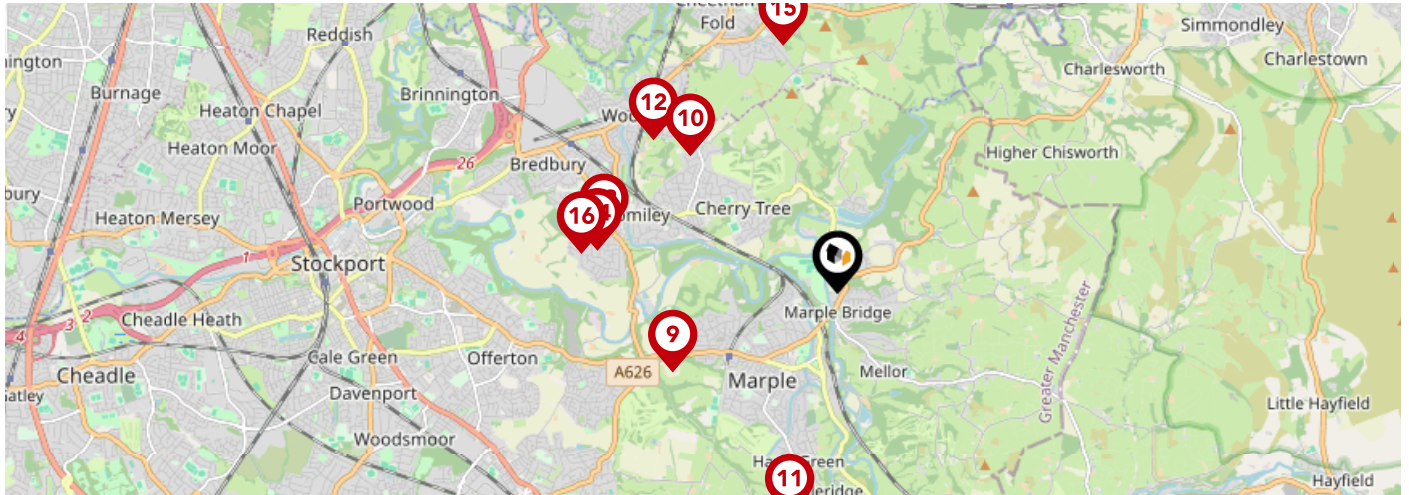
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1241826 - Weir On River Goyt	Grade II	0.1 miles
	1242462 - Iron Bridge	Grade II	0.2 miles
	1241825 - Bridge South Of Ironbridge Cottage	Grade II	0.2 miles
	1241824 - Marple Bridge	Grade II	0.4 miles
	1242290 - Marple Locks Number 5 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.4 miles
	1260088 - Bottomlock House On Peak Forest Canal	Grade II	0.4 miles
	1242288 - Marple Locks Number 2 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.4 miles
	1242289 - Marple Locks Number 3 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.4 miles
	1260091 - Marple Locks Number 4 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.4 miles
	1259997 - Norfolk Arms And Former National Westminster Bank	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 224 Distance:0.35	☐	☒	☐	☐	☐
2	Ludworth Primary School Ofsted Rating: Good Pupils: 363 Distance:0.37	☐	☒	☐	☐	☐
3	Brabyns Preparatory School Ofsted Rating: Not Rated Pupils: 92 Distance:0.69	☐	☒	☐	☐	☐
4	Mellor Primary School Ofsted Rating: Good Pupils: 230 Distance:1.15	☐	☒	☐	☐	☐
5	Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:1.16	☐	☒	☐	☐	☐
6	All Saints Church of England Primary School Marple Ofsted Rating: Good Pupils: 212 Distance:1.16	☐	☒	☐	☐	☐
7	Acorns School Ofsted Rating: Good Pupils: 34 Distance:1.18	☐	☐	☒	☐	☐
8	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.42	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:1.62	☐	☐	☒	☐	☐
	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:1.78	☐	☒	☐	☐	☐
	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:2.02	☐	☐	☒	☐	☐
	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:2.12	☐	☒	☐	☐	☐
	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:2.13	☐	☒	☐	☐	☐
	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:2.16	☐	☐	☒	☐	☐
	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:2.25	☐	☒	☐	☐	☐
	Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance:2.29	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

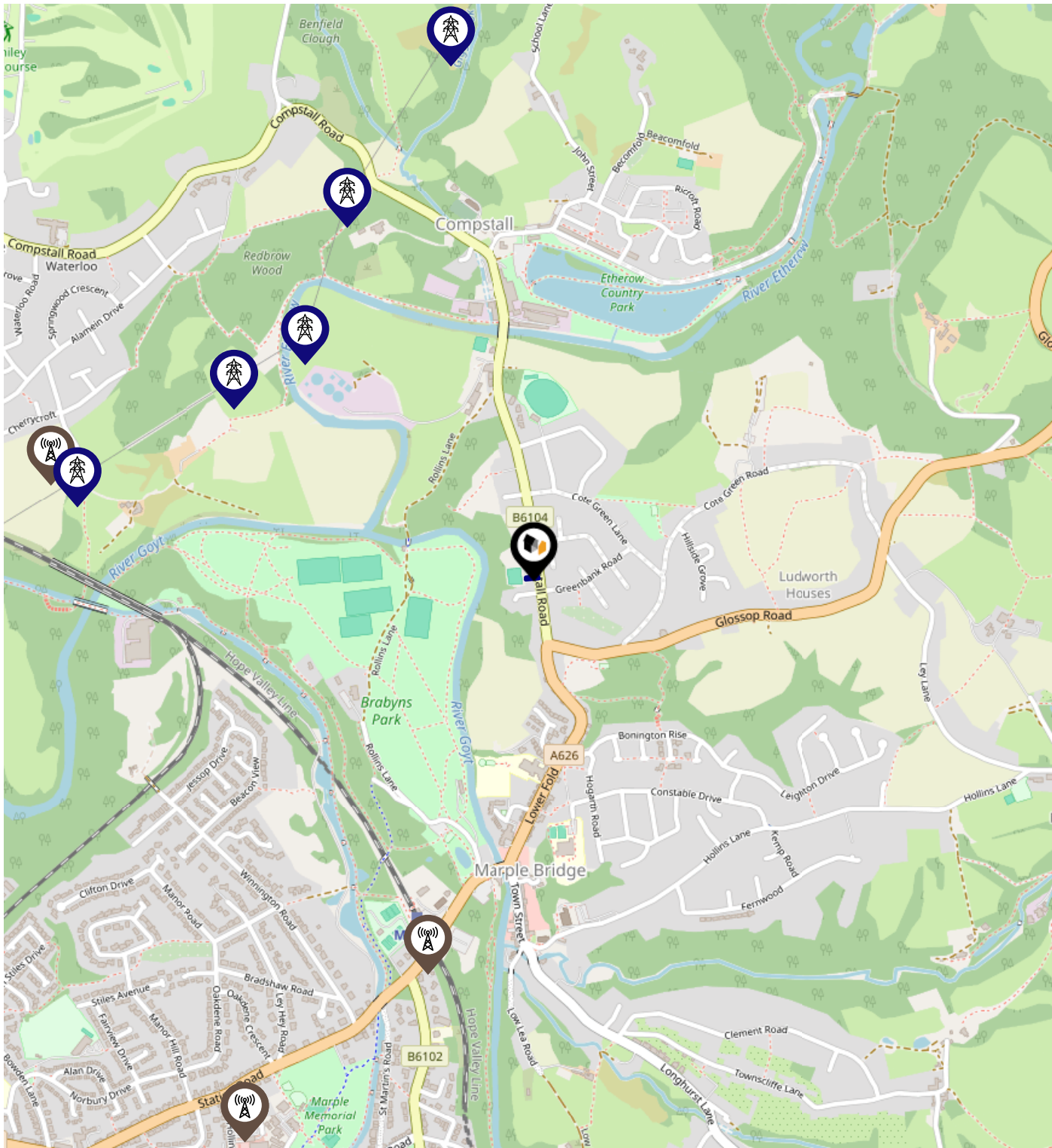
NIKKI DAVIES



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Key:



Power Pylons

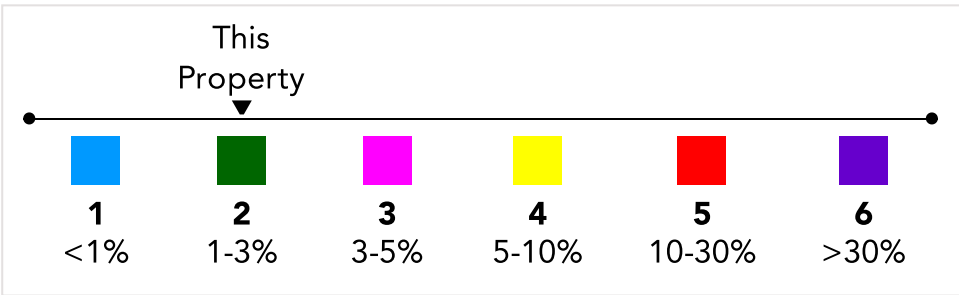
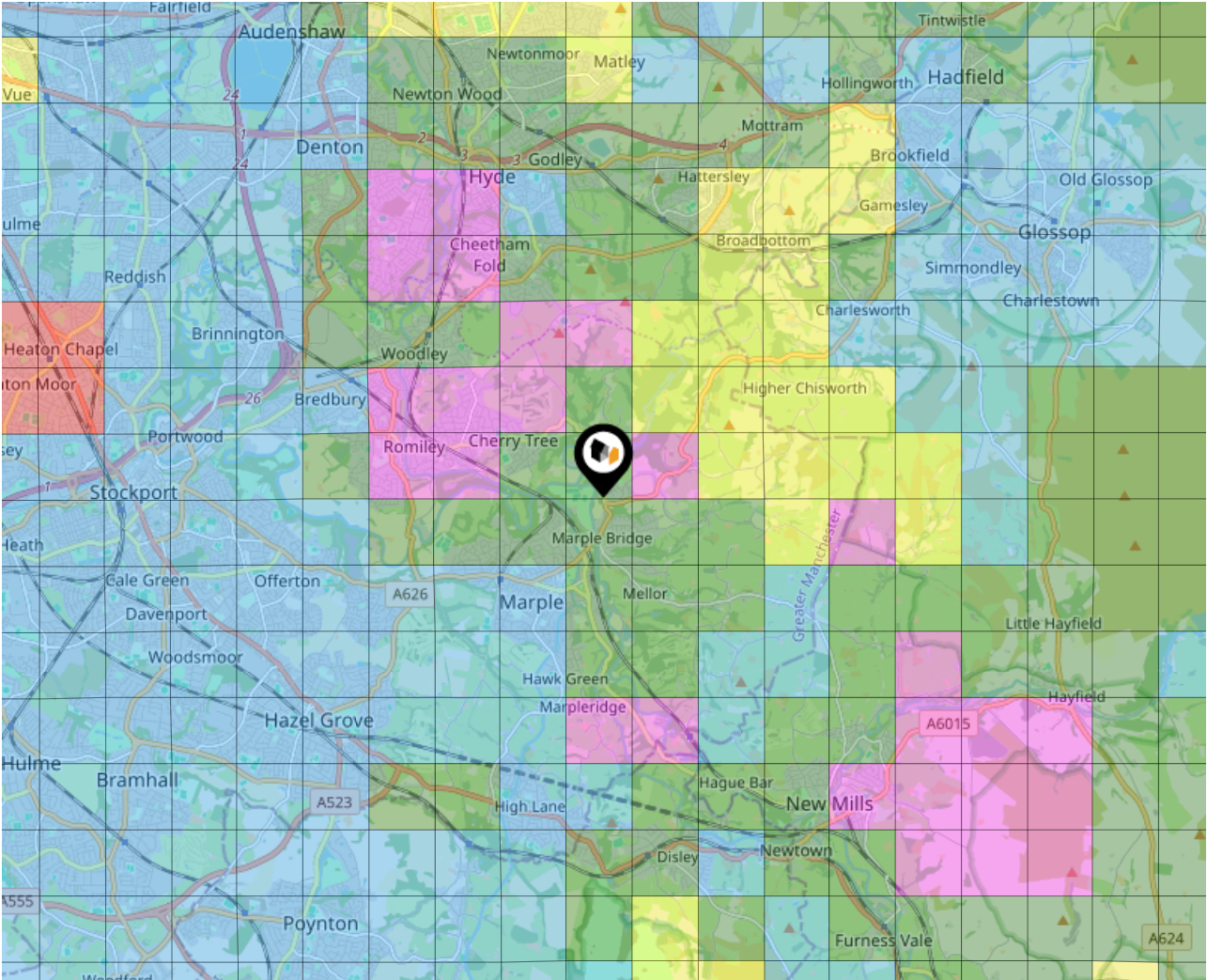


Communication Masts



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).



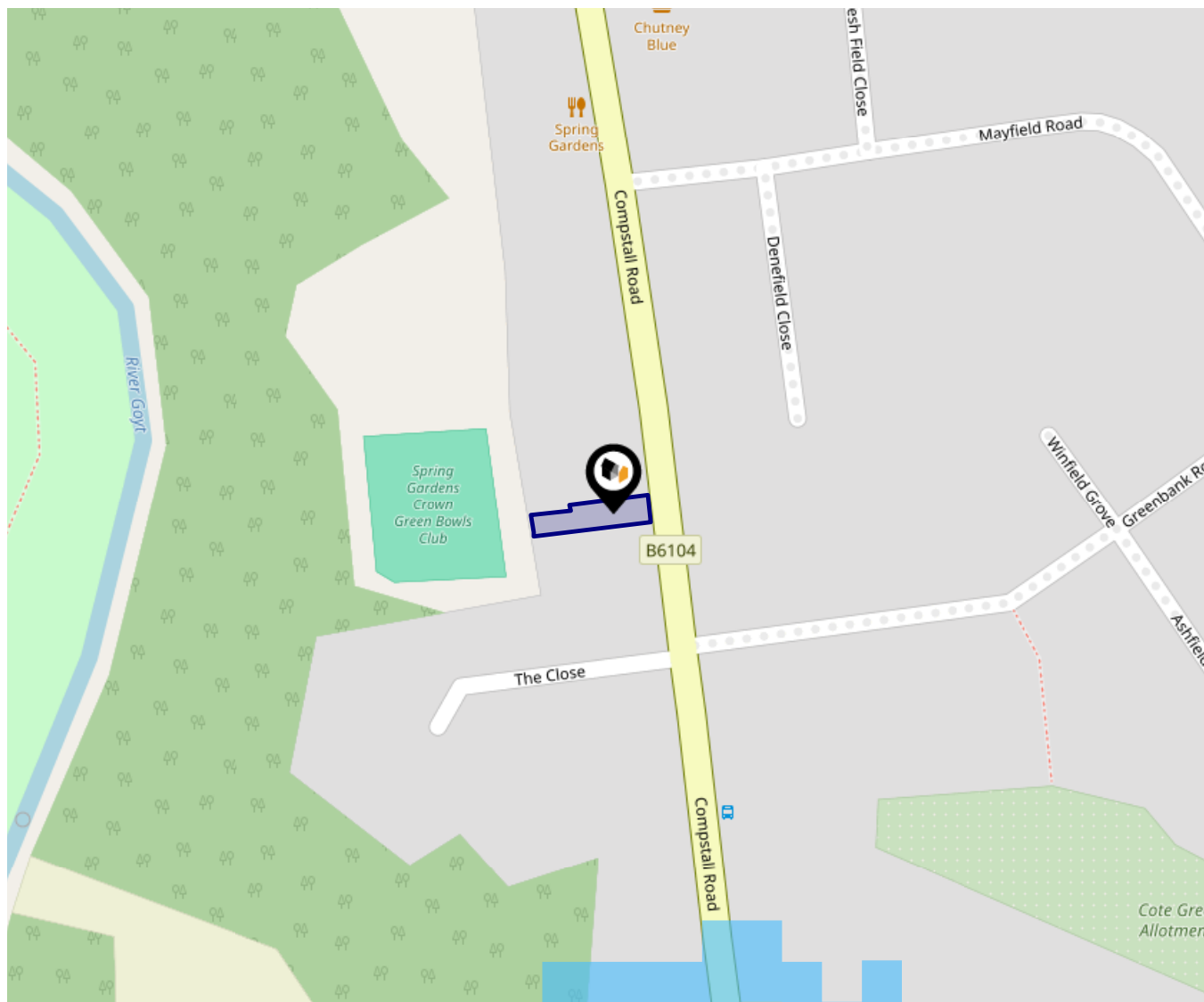
Local Area Road Noise

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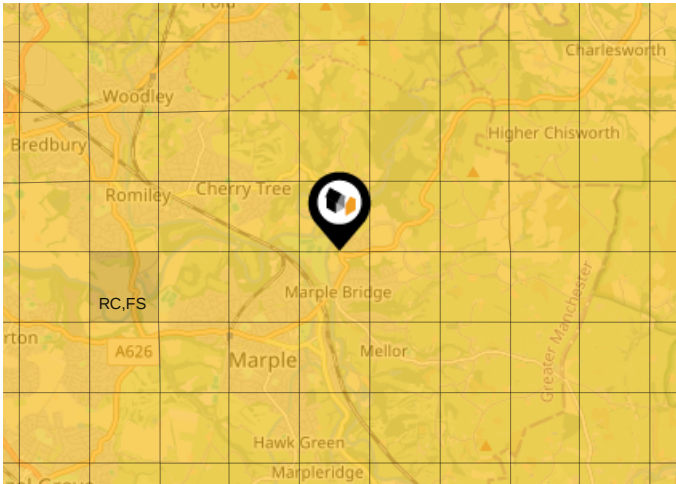
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

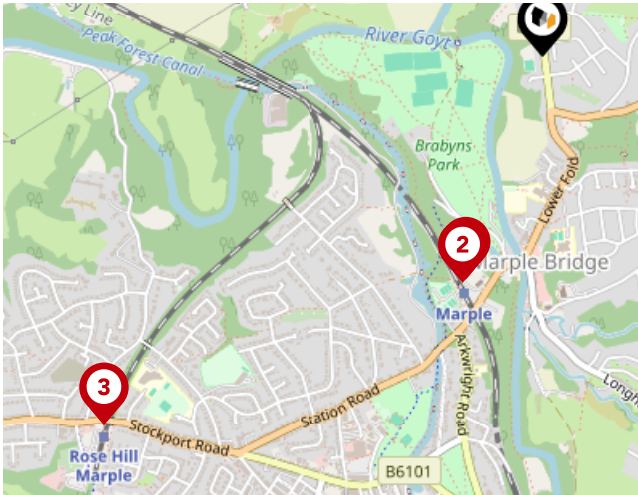
Area Transport (National)

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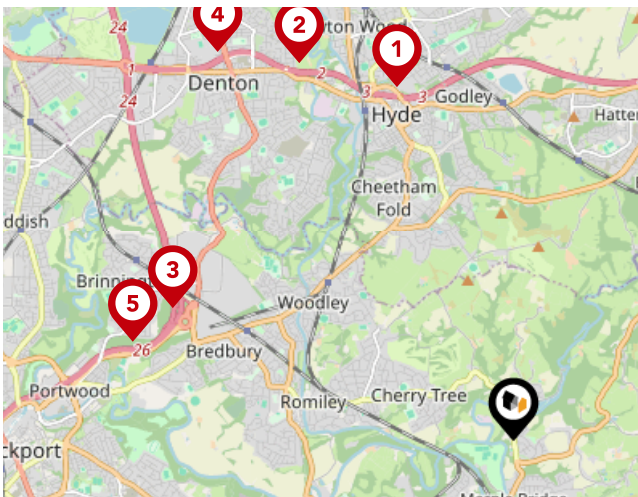
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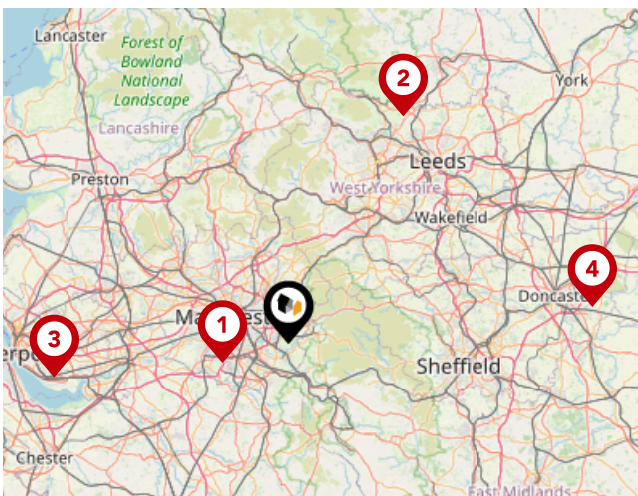
National Rail Stations

Pin	Name	Distance
1	Marple Rail Station	0.52 miles
2	Marple Rail Station	0.53 miles
3	Rose Hill Marple Rail Station	1.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	3.29 miles
2	M67 J2	3.84 miles
3	M60 J25	3.24 miles
4	M67 J1	4.33 miles
5	M60 J26	3.49 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.74 miles
2	Leeds Bradford Airport	35.72 miles
3	Speke	33.46 miles
4	Finningley	43.23 miles

Area

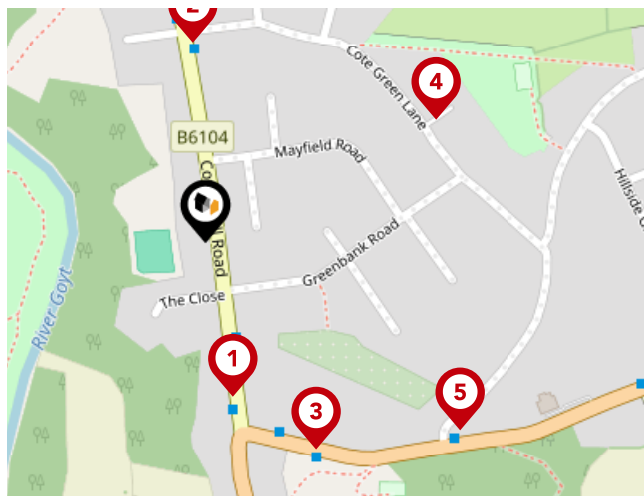
Transport (Local)

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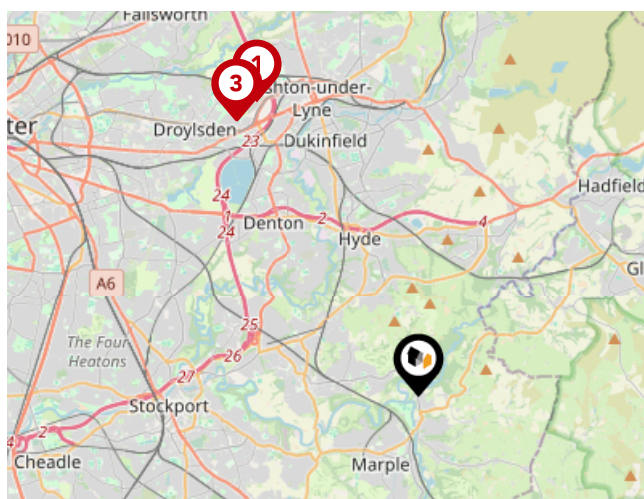
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Bus Stops/Stations

Pin	Name	Distance
	Windsor Castle	0.09 miles
	Northumberland Arms	0.11 miles
	Windsor Castle	0.13 miles
	Cote Green Lane	0.14 miles
	Cote Green Road	0.18 miles



Local Connections

Pin	Name	Distance
	Ashton Moss (Manchester Metrolink)	5.95 miles
	Audenshaw (Manchester Metrolink)	5.82 miles
	Audenshaw (Manchester Metrolink)	5.84 miles

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About Us

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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



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



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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