

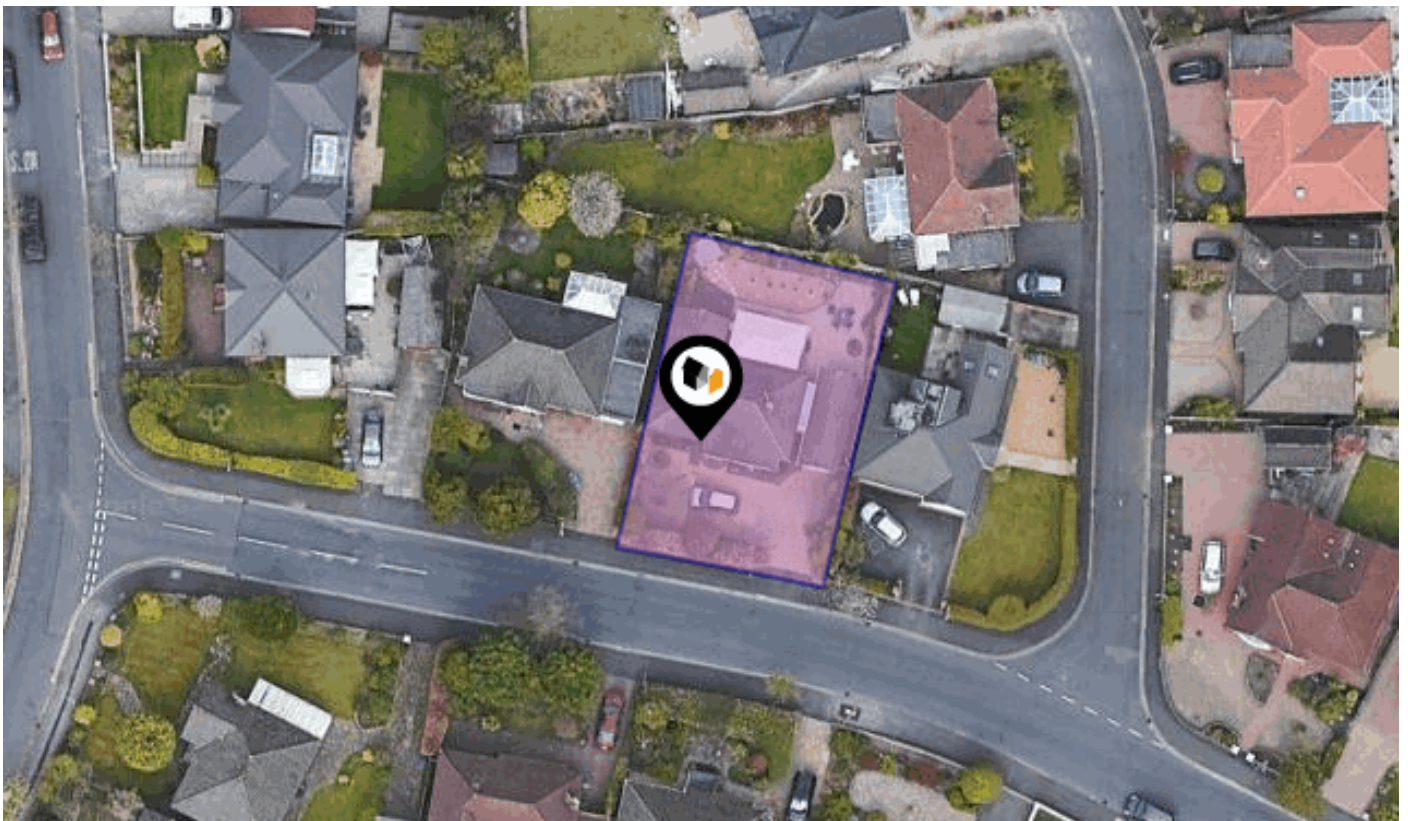


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th January 2023



3, SEAL ROAD, BRAMHALL, STOCKPORT, SK7 2JR

Snapes Estate Agents

Maple House Maple Road Bramhall SK7 2DH

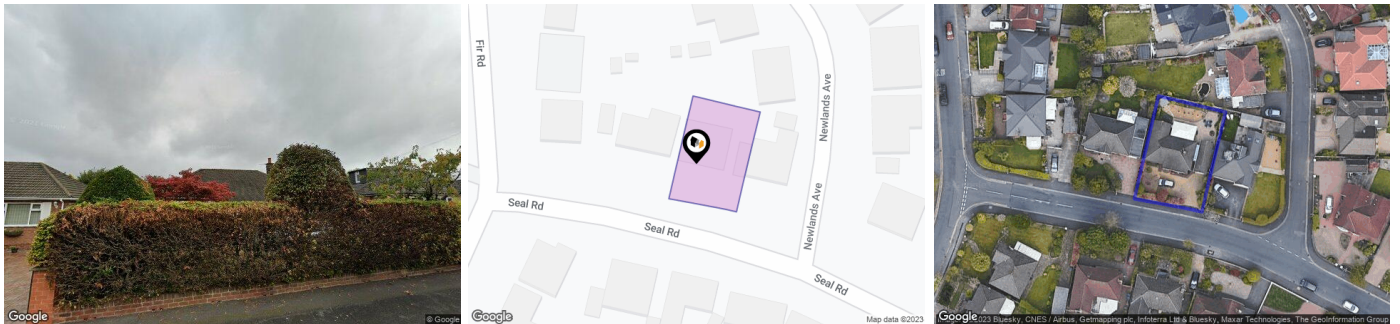
0161 4408700

info@snapes.co.uk

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Property

Type:	Detached	Last Sold Date:	09/09/2002
Bedrooms:	2	Last Sold Price:	£202,000
Floor Area:	1,076 ft ² / 100 m ²	Last Sold £/ft²:	£187
Plot Area:	0.11 acres	Tenure:	Leasehold
Council Tax :	Band D	Start Date:	13/12/1956
Annual Estimate:	£2,142	End Date:	13/12/2955
Title Number:	GM239474	Lease Term:	999 years from 13 December 1956
UPRN:	100011518973	Term Remaining:	933 years

Local Area

Local Authority:	Stockport
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

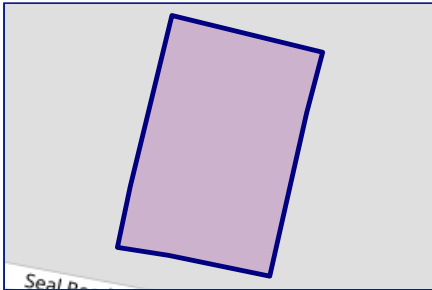
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

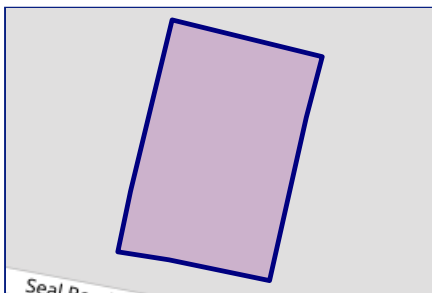


Freehold Title Plan



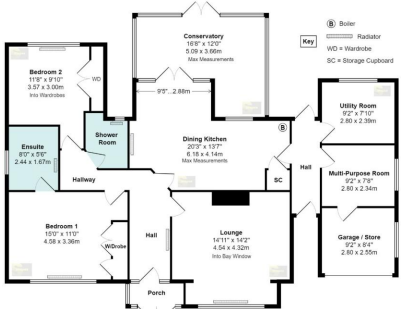
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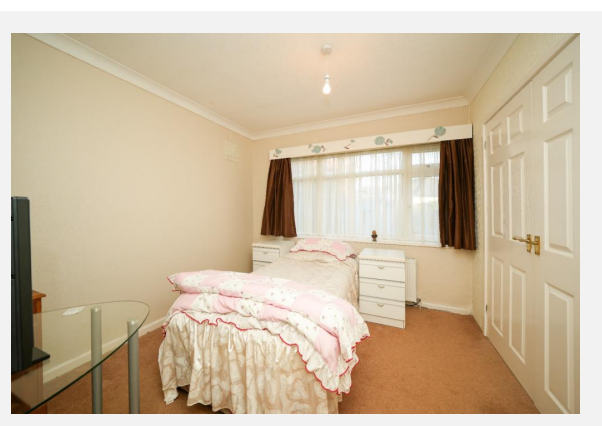
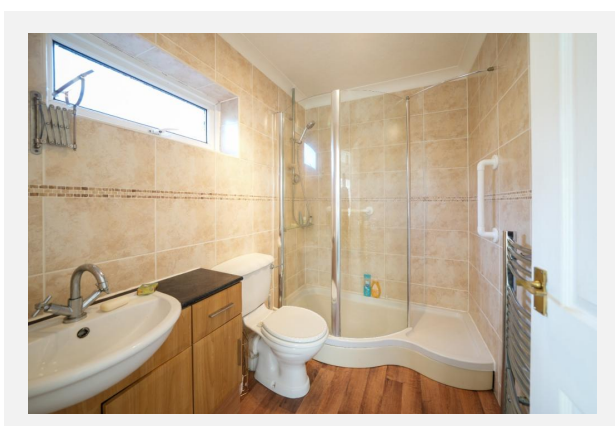
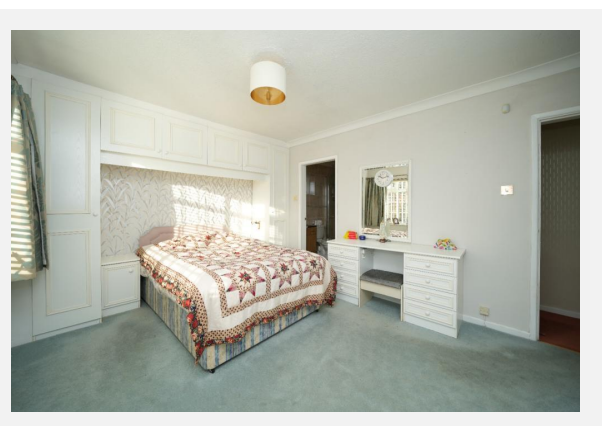
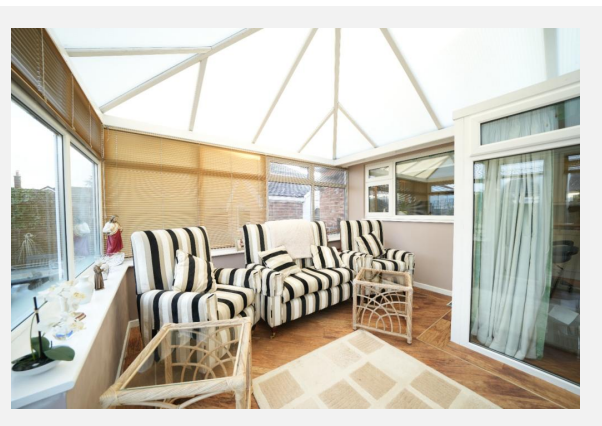
Leasehold Title Plan



GM239474

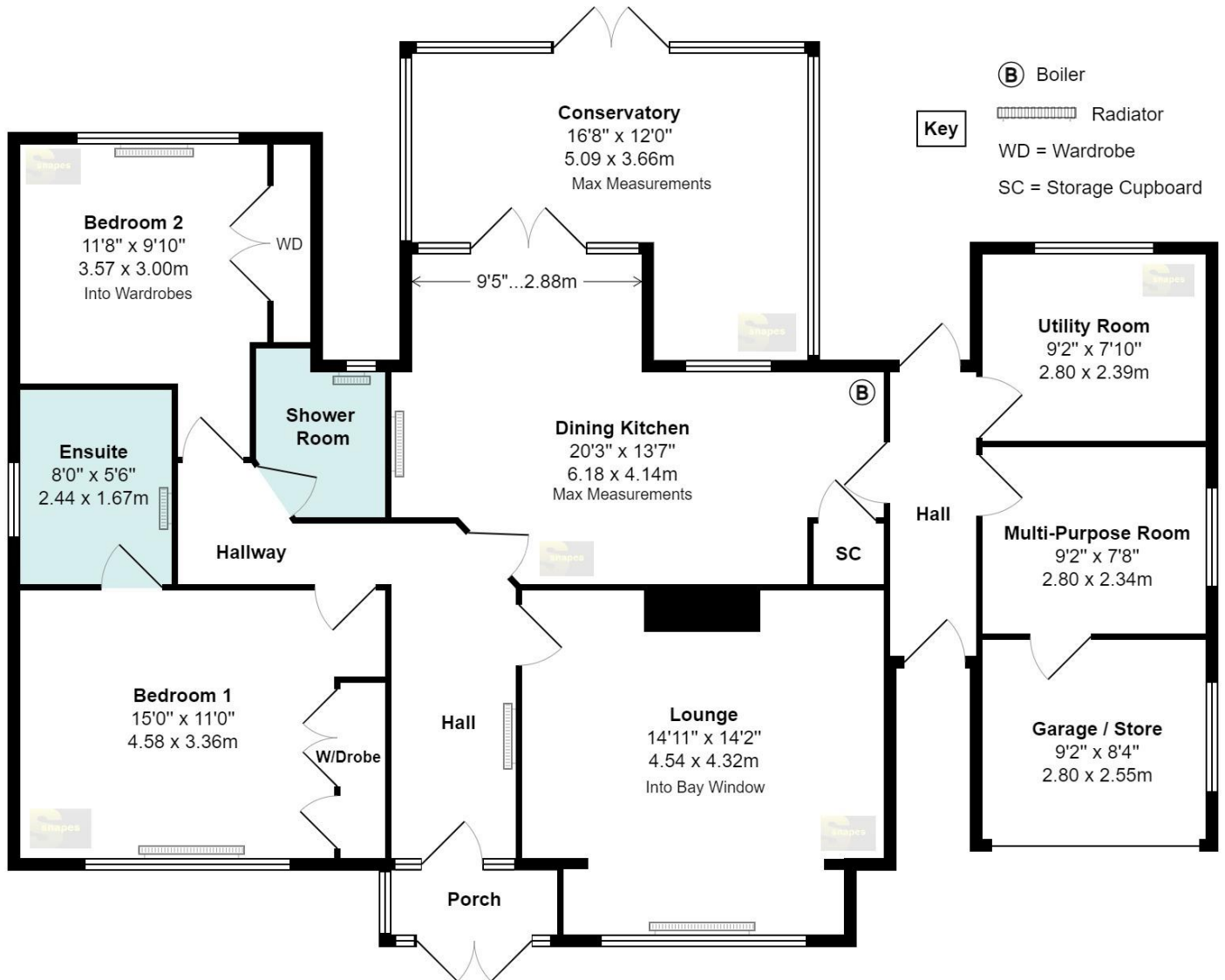
Start Date: 13/12/1956
End Date: 13/12/2955
Lease Term: 999 years from 13 December 1956
Term Remaining: 933 years







3, SEAL ROAD, BRAMHALL, STOCKPORT, SK7 2JR



Approximate Total Area: 1365 ft² ... 126.8 m²

All measurements are approximate.
The floorplan may not include chimney breasts or support nibs and/or very small recess areas.
If a total floor area is quoted, this will include ALL areas shown on the plan, inc garages.
The area is calculated by the software and is approximate.



3 Seal Road, Bramhall, SK7 2JR

Energy rating

D

Valid until 14.10.2031

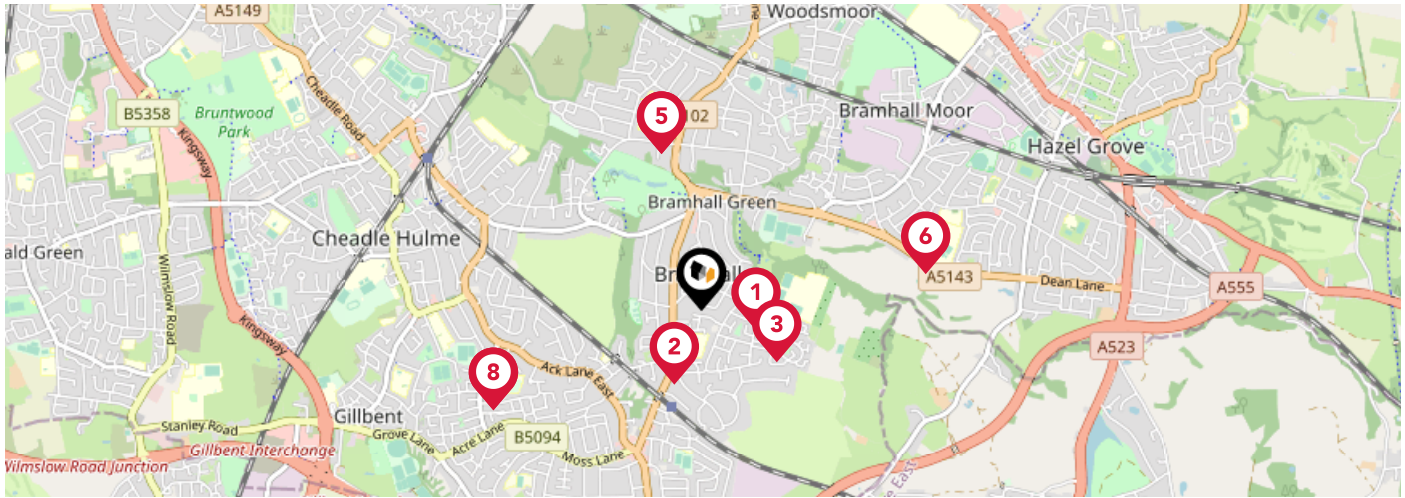
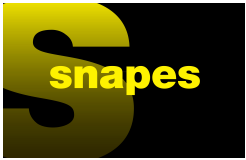
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

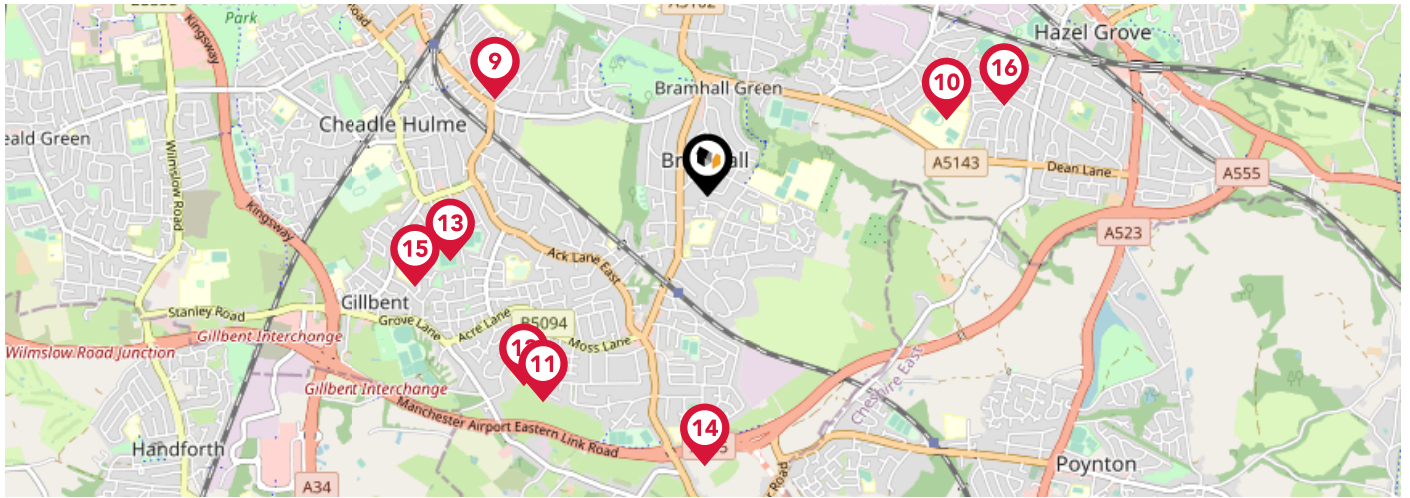
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 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:	Suspended, no insulation (assumed)
Total Floor Area:	100 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bramhall High School Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pownall Green Primary School Ofsted Rating: Outstanding Pupils: 420 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 235 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Nevill Road Infant School Ofsted Rating: Good Pupils: 309 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Nevill Road Junior School Ofsted Rating: Good Pupils: 325 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hazel Grove High School Ofsted Rating: Requires improvement Pupils: 1490 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hursthead Junior School Ofsted Rating: Good Pupils: 362 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hursthead Infant School Ofsted Rating: Outstanding Pupils: 271 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

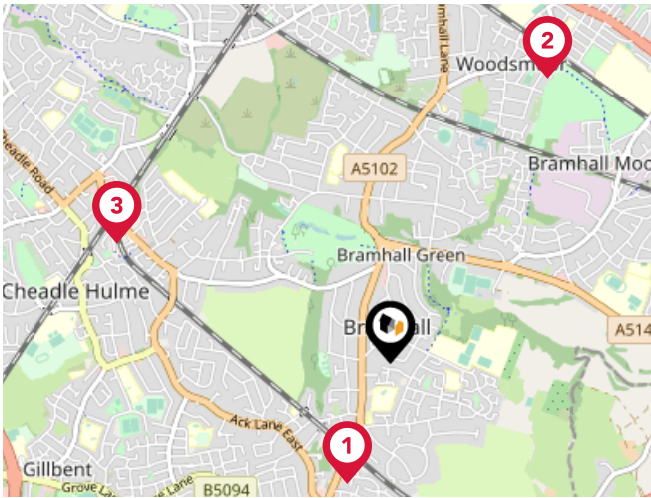
Area Schools



		Nursery	Primary	Secondary	College	Private
	Lane End Primary School Ofsted Rating: Good Pupils: 211 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorfield Primary School Ofsted Rating: Good Pupils: 416 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moss Hey Primary School Ofsted Rating: Good Pupils: 209 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley School Ofsted Rating: Outstanding Pupils: 82 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheadle Hulme High School Ofsted Rating: Outstanding Pupils: 1647 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queensgate Primary School Ofsted Rating: Outstanding Pupils: 273 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorn Grove Primary School Ofsted Rating: Good Pupils: 226 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

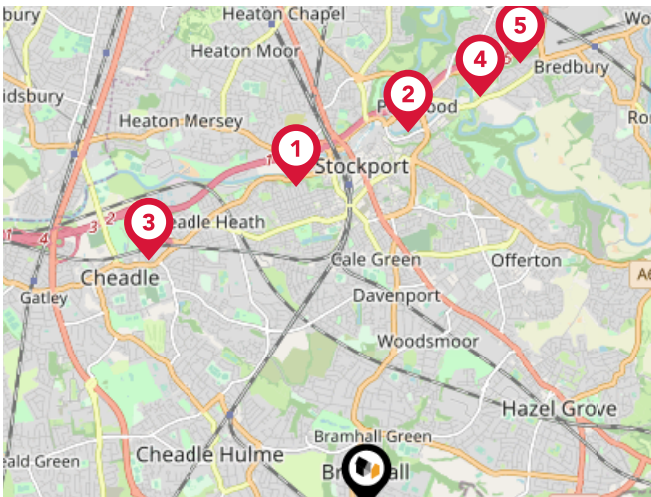
Area

Transport (National)



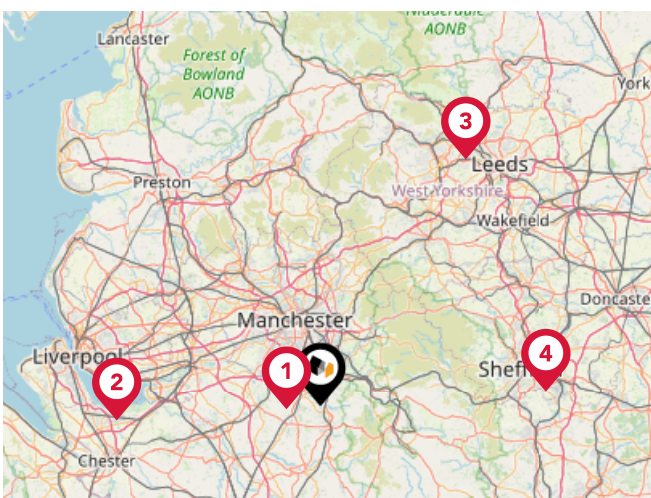
National Rail Stations

Pin	Name	Distance
1	Bramhall Rail Station	0.56 miles
2	Woodsmoor Rail Station	1.44 miles
3	Cheadle Hulme Rail Station	1.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	2.89 miles
2	M60 J27	3.32 miles
3	M60 J2	2.91 miles
4	M60 J26	3.76 miles
5	M60 J25	4.15 miles

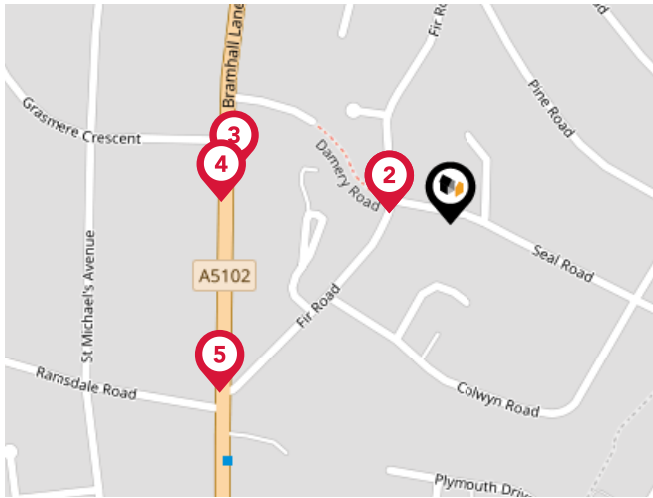
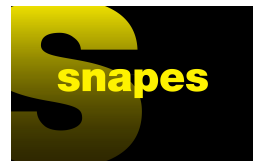


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	4.72 miles
2	Liverpool John Lennon Airport	28.82 miles
3	Leeds Bradford International Airport	40.22 miles
4	Sheffield City Airport	32.09 miles

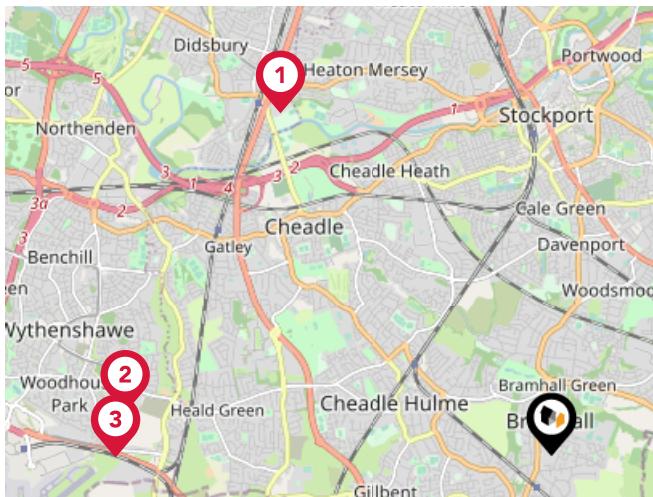
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fir Road	0.03 miles
2	Fir Road	0.03 miles
3	Grasmere Crescent	0.12 miles
4	Grasmere Crescent	0.13 miles
5	Ramsdale Road	0.16 miles



Local Connections

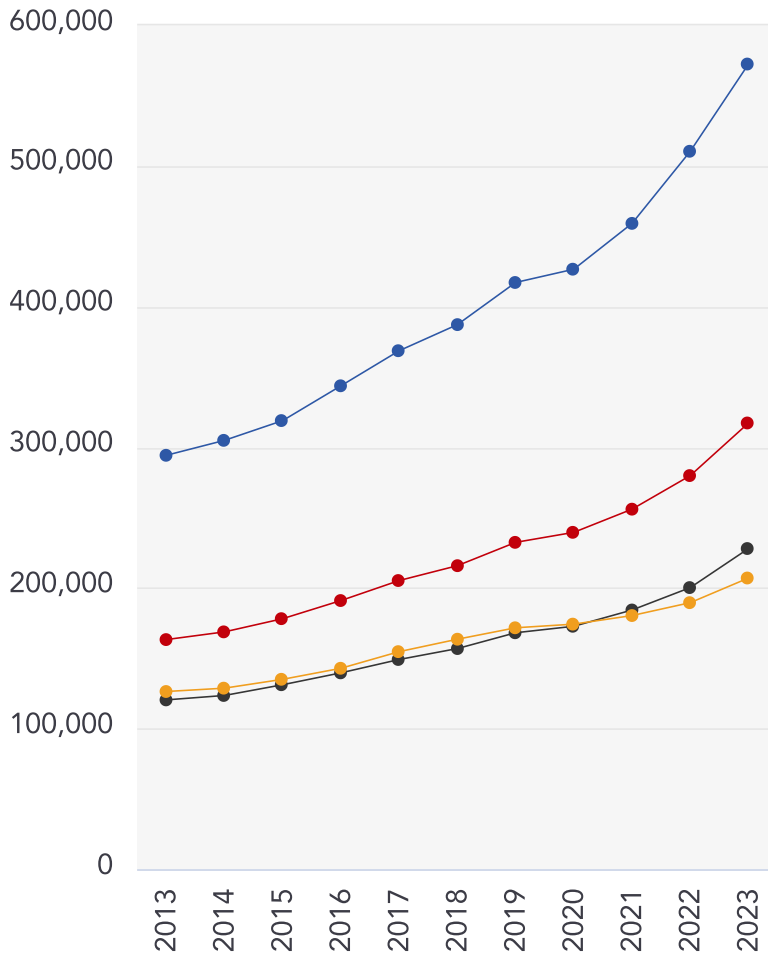
Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.87 miles
2	Peel Hall (Manchester Metrolink)	3.79 miles
3	Shadowmoss (Manchester Metrolink)	3.85 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SK7



Detached

+94.53%

Semi-Detached

+94.33%

Terraced

+89.38%

Flat

+63.87%



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Testimonial 1



Excellent and Professional service from start to finish. The most amazing service from Snapes, couldn't praise them highly enough. Sarah and Sophie were amazing throughout. Reliable, helpful and friendly, would definitely recommend.

Testimonial 2



If I could give more than 5 stars I would! The whole team at Snapes have been so good to me from the first email I sent. Not only did they answered all my 12083732 questions with a smile and promptly, but they made sure I was aware of what was going on and how my sale was progressing at each different stage - making something that can be stressful a breeze! A special shout out to Sarah & Ric who I can't thank enough ☺

Testimonial 3



All the staff are extremely helpful, friendly and professional. We have had experiences with other local estate agencies; in comparison Snapes is definitely the best. They are always very considerate and caring. We would definitely recommend Snapes. Keep up with the hard work!!!! Special thanks to Sarah and Sophie for all your help!!!!

Testimonial 4



I recently sold my property through Snapes, Bramhall. They were efficient, approachable and professional. They responded promptly to any queries and kept me up-to-date with all aspects of the process. I felt that they were looking after my best interests. My main contacts were Richard Pickford and Sophie. I would not hesitate to recommend Snapes and their staff.



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Snapes Estate Agents

Maple House Maple Road Bramhall SK7
2DH
0161 4408700
info@snapes.co.uk
www.snapes.co.uk

