



Cherry Tree Lane, Stockport,

 3 |  1 |  2

£325,000



Property Details

Cherry Tree Lane, Stockport,

Welcome to this fantastic, spacious Three Bedroom Semi Detached property, located in the sought after Great Moor.

Perfectly situated close to Stepping Hill Hospital, all local amenities, transport links including major bus routes and a number of local schools.

Nestled in the heart of Great Moor, this charming three bedroom end terrace home is perfect for families professionals seeking a blend of character and modern convenience.

Boasting high ceilings and generous room proportions, the property features two large reception rooms, ideal for entertaining or relaxing. The bright and airy space flows seamlessly, with patio doors leading to a private rear garden, perfect for outdoor dining and family gatherings.

Key Features

- Fantastic Location in the Heart of Hazel Grove
- 3 Double Bedrooms
- Parking for 2 cars
- 2 Reception Rooms
- Patio Doors Leading to Back Garden
- Close to Great Moor Primary, Stockport School and Stockport Grammar

Entrance Hall

1.27m x 6.07m

UPVC Double Glazed Front Door. Radiator.

Living Room

3.78m x 5.03m

Double Glazed UPVC window, Radiator, double doors leading through to Dining Room.

Dining Room

3.78m x 3.28m

UPVC Patio Doors leading to Rear Garden. Radiator

Kitchen

2.84m x 2.95m

Double glazed door to garden. UPVC window. Tiled Floor. Kitchen with a range of wall and base units. Space for Fridge freezer.

Bathroom

2.84m x 2.90m

Double glazed UPVC window, newly fitted bathroom suite, walk in shower, heated towel rail, built in storage

Bedroom 1

2.77m x 4.06m

Double bedroom, UPVC double glazed window, high ceiling

Bedroom 2

2.77m x 4.27m

Double Bedroom, UPVC double glazed window, high ceiling

Bedroom 3

2.77m x 4.27m

Double bedroom, UPVC double glazed window

Attic

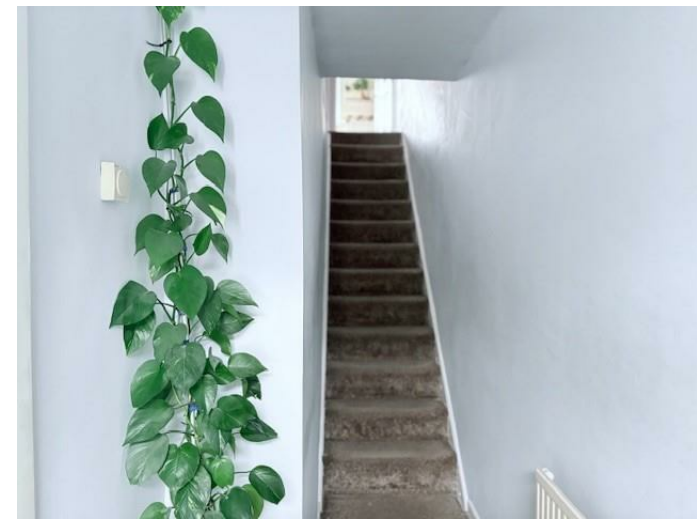
Large attic space with accessible loft ladder

Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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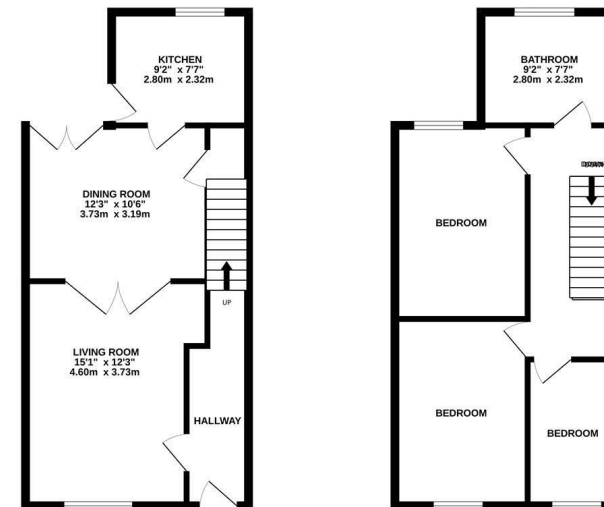
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GROUND FLOOR
453 sq. ft. (42.0 sq.m.) approx.

1ST FLOOR
453 sq. ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq. ft. (84.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error or misstatement. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. 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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COUNCIL TAX BAND:

B

TENURE:

Freehold

EPC RATING:

D

LOCAL AUTHORITY:

Stockport