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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st May 2024



ST. IVES AVENUE, CHEADLE, SK8

Offers Over : £250,000

Maurice Kilbride Estate Agents

69 High Street Cheadle SK8 1AA

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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 710 ft² / 66 m²
Plot Area: 0.03 acres
Year Built : 1930-1949
Council Tax : Band B
Annual Estimate: £1,825
Title Number: GM372866
UPRN: 100011445225

Last Sold £/ft²: £81
Offers Over: £250,000
Tenure: Freehold

Local Area

Local Authority: Stockport
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Medium
 • Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

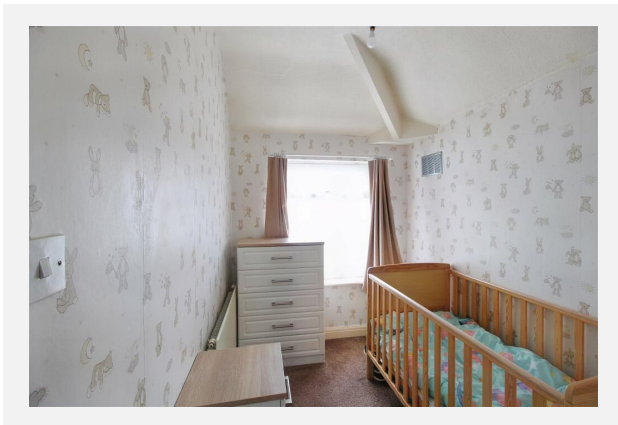
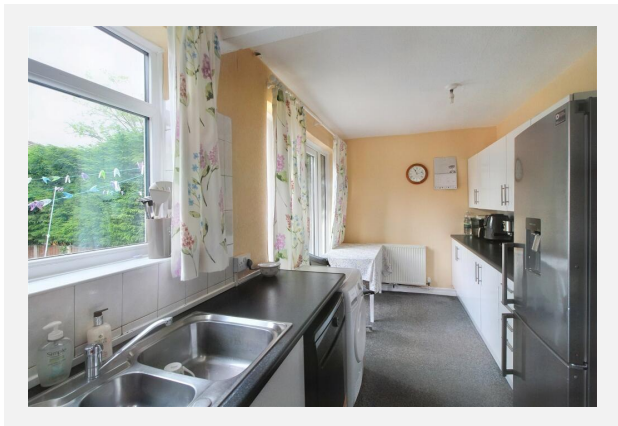
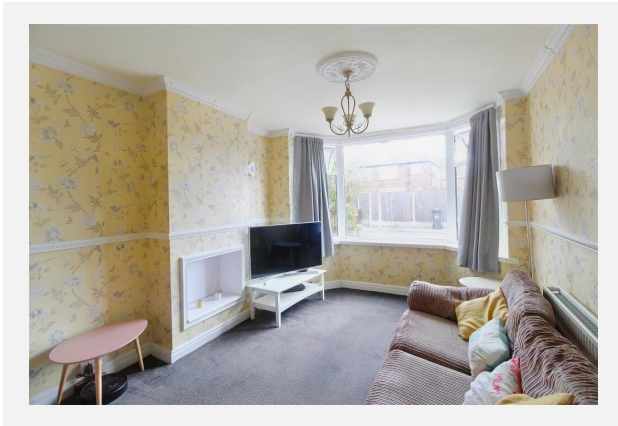
10 mb/s **53** mb/s **1000** mb/s

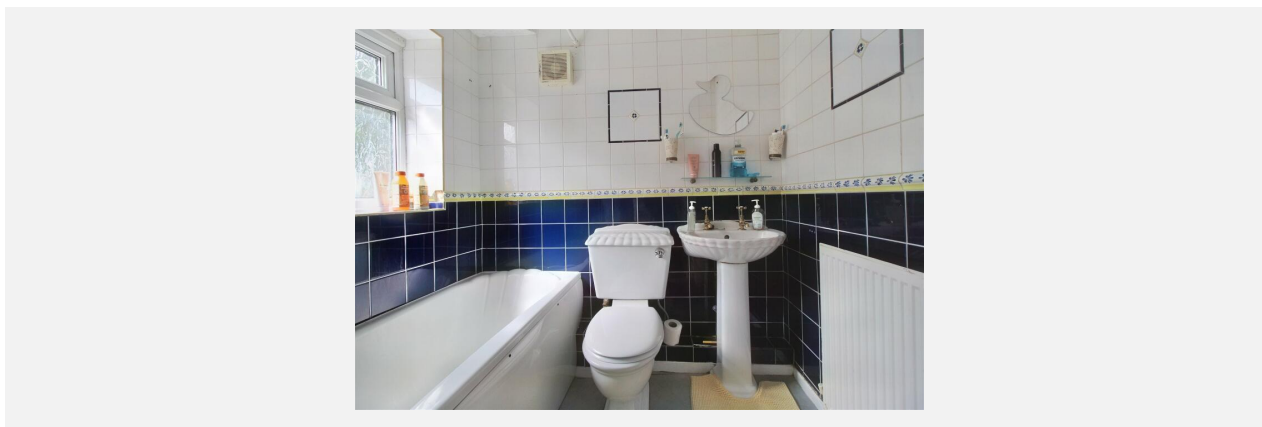
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



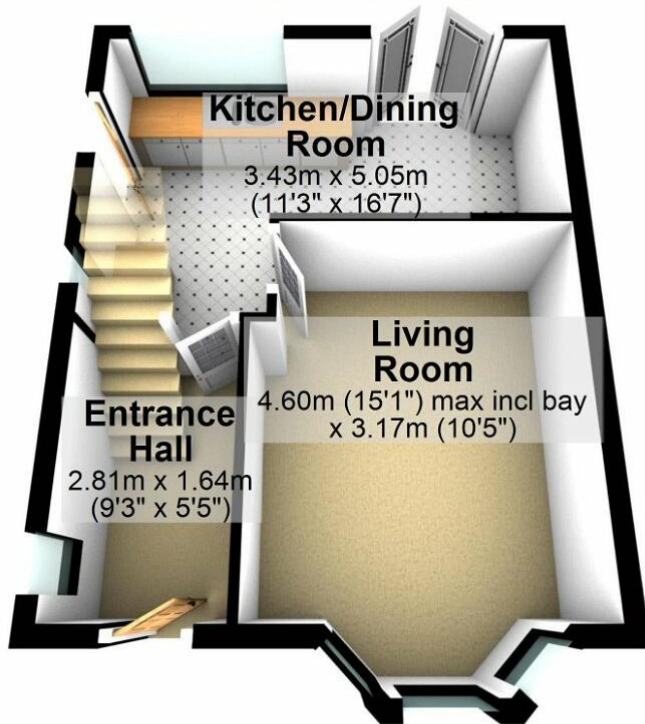




ST. IVES AVENUE, CHEADLE, SK8

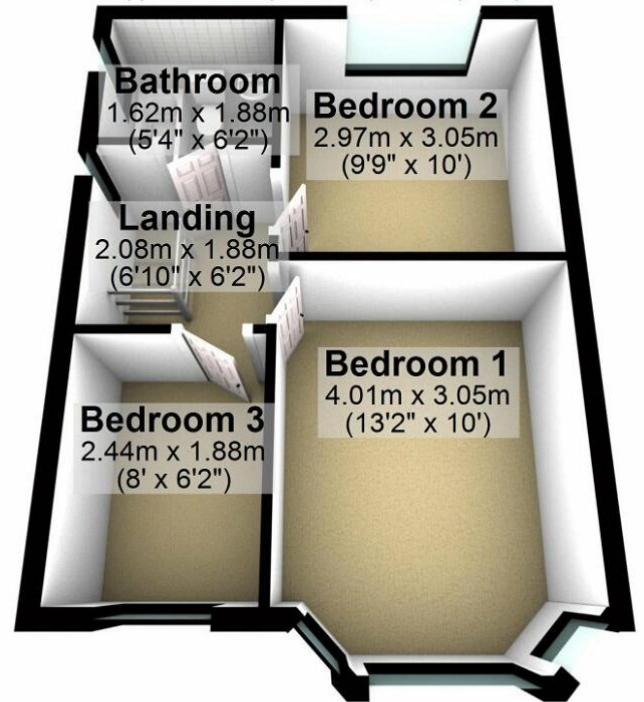
Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 sq. feet)

SK8

Energy rating

C

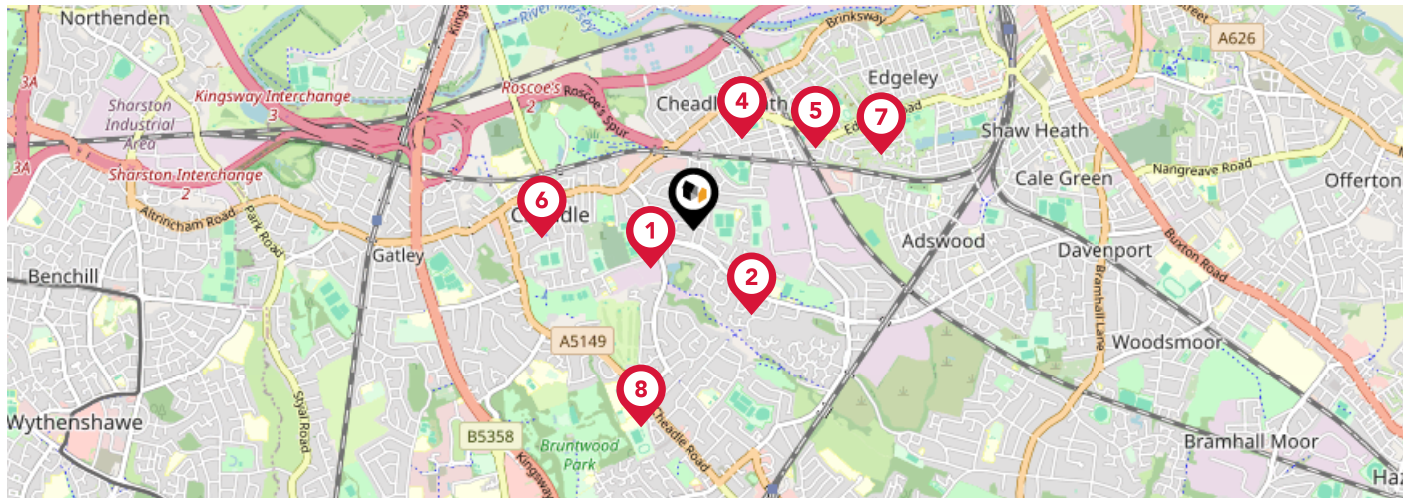
Valid until 06.09.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

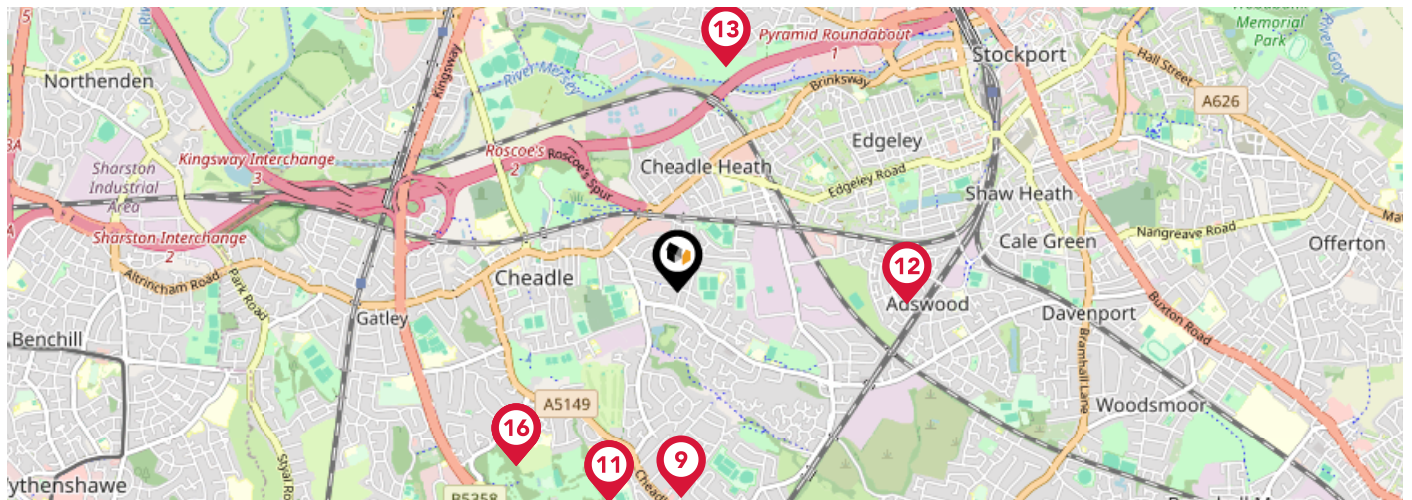
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 150 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 82% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 66 m ² |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Meadowbank Primary School</p> <p>Ofsted Rating: Good Pupils: 460 Distance:0.26</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Ladybridge Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 155 Distance:0.45</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Cheadle Heath Primary School</p> <p>Ofsted Rating: Good Pupils: 342 Distance:0.46</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 The Pendlebury Centre</p> <p>Ofsted Rating: Outstanding Pupils:0 Distance:0.46</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Stockport Academy</p> <p>Ofsted Rating: Good Pupils: 941 Distance:0.65</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Cheadle Primary School</p> <p>Ofsted Rating: Good Pupils: 294 Distance:0.67</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Alexandra Park Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 421 Distance:0.9</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Cheadle and Marple Sixth Form College</p> <p>Ofsted Rating: Requires improvement Pupils:0 Distance:0.9</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

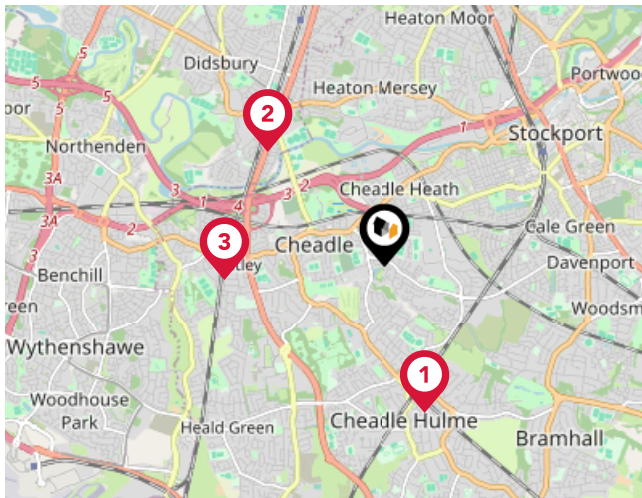
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Oak Tree Primary School Ofsted Rating: Good Pupils: 602 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cheadle Hulme Primary School Ofsted Rating: Not Rated Pupils: 163 Distance:0.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Laurus Cheadle Hulme Ofsted Rating: Not Rated Pupils: 427 Distance:0.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bridge Hall Primary School Ofsted Rating: Good Pupils: 186 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mersey Vale Primary School Ofsted Rating: Outstanding Pupils: 230 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lady Barn House School Ofsted Rating: Not Rated Pupils: 485 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Inscape House School Ofsted Rating: Good Pupils: 99 Distance:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ashcroft School Ofsted Rating: Good Pupils: 80 Distance:1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

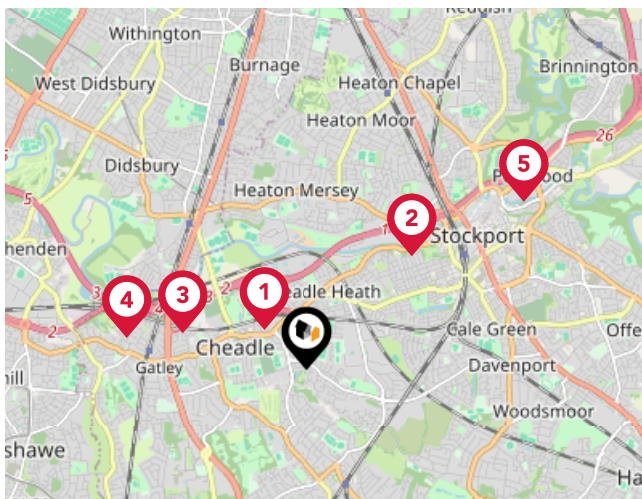
Area

Transport (National)



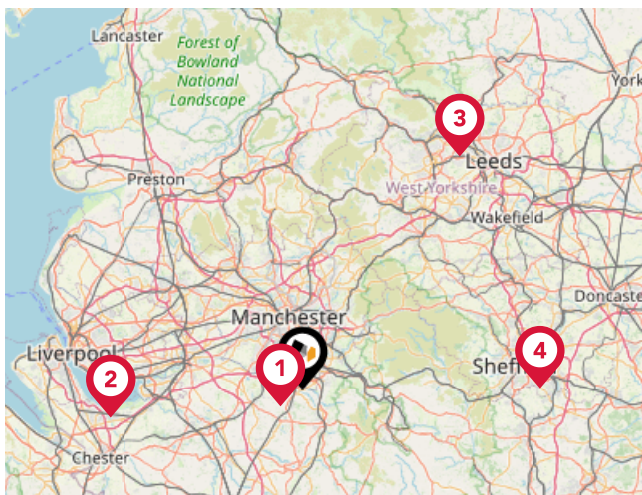
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Cheadle Hulme Rail Station | 1.34 miles |
| 2 | East Didsbury Rail Station | 1.45 miles |
| 3 | Gatley Rail Station | 1.42 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M60 J2 | 0.52 miles |
| 2 | M60 J1 | 1.37 miles |
| 3 | M60 J3 | 1.14 miles |
| 4 | M60 J4 | 1.61 miles |
| 5 | M60 J27 | 2.43 miles |

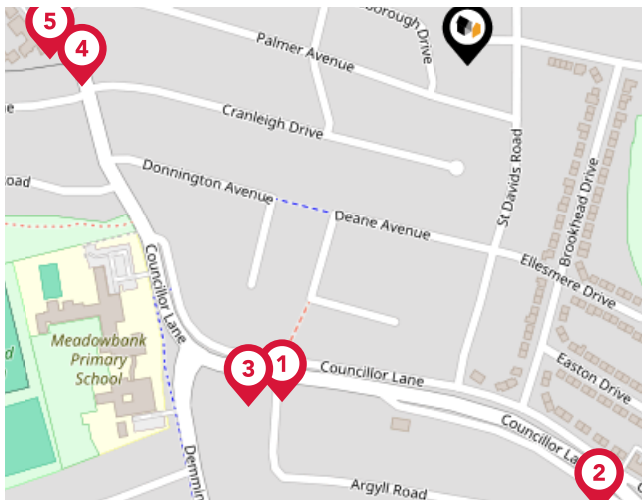


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Manchester Airport | 3.89 miles |
| 2 | Liverpool John Lennon Airport | 27.46 miles |
| 3 | Leeds Bradford International Airport | 39.5 miles |
| 4 | Sheffield City Airport | 33.58 miles |

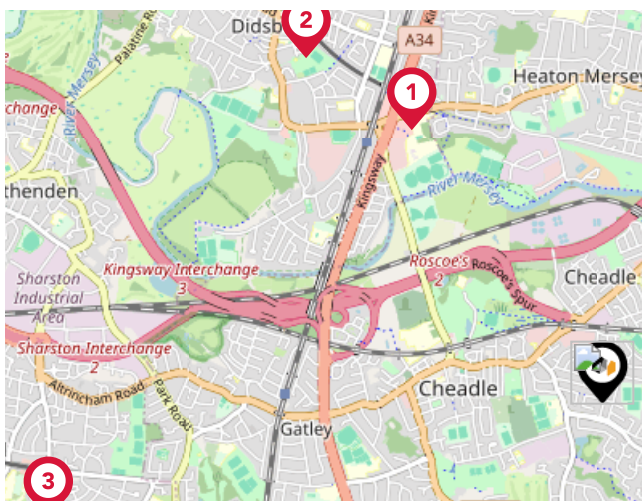
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Demmings Road | 0.21 miles |
| 2 | Post Office | 0.26 miles |
| 3 | Demmings Road | 0.22 miles |
| 4 | Cranleigh Drive | 0.21 miles |
| 5 | Cranleigh Drive | 0.23 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | East Didsbury (Manchester Metrolink) | 1.47 miles |
| 2 | Didsbury Village (Manchester Metrolink) | 2.01 miles |
| 3 | Benchill (Manchester Metrolink) | 2.5 miles |

Market Sold in Street



| | | | | | |
|---|------------|------------|------------|------------|---------------------|
| 9, St Ives Avenue, Cheadle, SK8 2HG | | | | | Semi-detached House |
| Last Sold Date: | 09/12/2020 | 27/07/2012 | 10/09/2010 | 08/12/2000 | 31/01/1997 |
| Last Sold Price: | £245,000 | £166,000 | £154,000 | £80,000 | £59,950 |
| 1, St Ives Avenue, Cheadle, SK8 2HG | | | | | Semi-detached House |
| Last Sold Date: | 26/04/2019 | 20/06/2016 | 28/07/2011 | | |
| Last Sold Price: | £245,000 | £225,000 | £127,500 | | |
| 11, St Ives Avenue, Cheadle, SK8 2HG | | | | | Semi-detached House |
| Last Sold Date: | 29/08/2013 | 16/02/2007 | 11/01/2002 | | |
| Last Sold Price: | £142,000 | £167,000 | £92,950 | | |
| 3, St Ives Avenue, Cheadle, SK8 2HG | | | | | Semi-detached House |
| Last Sold Date: | 16/09/2005 | | | | |
| Last Sold Price: | £132,000 | | | | |
| 5, St Ives Avenue, Cheadle, SK8 2HG | | | | | Semi-detached House |
| Last Sold Date: | 12/12/1997 | | | | |
| Last Sold Price: | £56,000 | | | | |

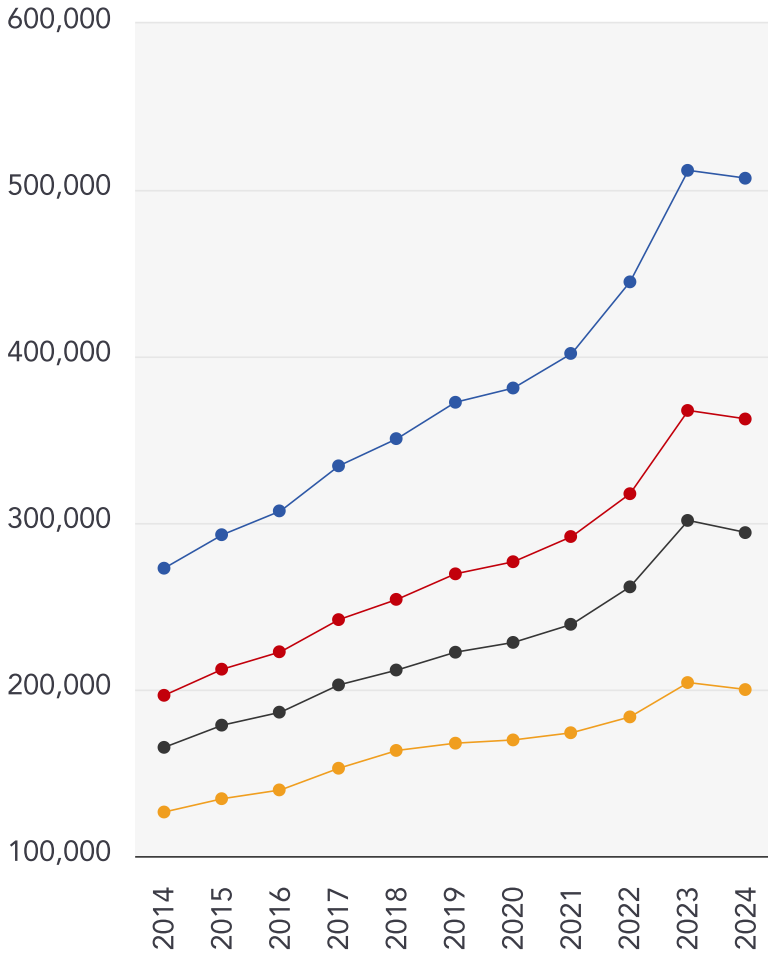
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SK8



Detached

+85.82%

Semi-Detached

+84.43%

Terraced

+78.01%

Flat

+58.14%



Maurice Kilbride Estate Agents

Maurice Kilbride Residential Sales and Lettings Limited are a family owned small business that have been established in Cheadle village for almost 20 years!

Founder and Business Owner Maurice has more than 25 years experience selling property in South Manchester. Maurice is a tireless campaigner for improving standards in estate agency and creating transparency. He is a respected industry blogger and features as one of the UK's top 10 agents on social media.

Maurice and now his son Joe ensure their agency remains at the forefront of the property industry by delivering the very best experience for all their clients

Financial Services

We work very closely with a team of Financial Advisers, Our financial advisers provide expert advice to clients of all types. To book a financial consultation please call the office on 0161 428 3663



Testimonial 1



A very good family company with honest friendly staff . I would highly recommend this company , they keep you fully informed through Out the sales process which makes selling So much easier and hassle free .

Testimonial 2



First class service. Took time and care to understand personal circumstances and tailor service to meet requirements in an empathetic and professional manner. Good personal service, attentive but not unnecessarily pushy. Impressed with excellent local knowledge and wide contact base. Would not hesitate to use next time.

Testimonial 3



Both Maurice and Joe proved to be invaluable throughout the whole process,making every effort to overcome the many obstacles which presented themselves at times.In addition to their professionalism and "know how" their sense of humour and calm approach were very much appreciated.



/MauriceKilbrideEstateAgents



/MauriceKilbride



/maurice-kilbride-estate-agents



/in/mauricekilbride



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Maurice Kilbride Estate Agents

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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