



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 18th September 2026**



**WINIFRED ROAD, STOCKPORT, SK2**

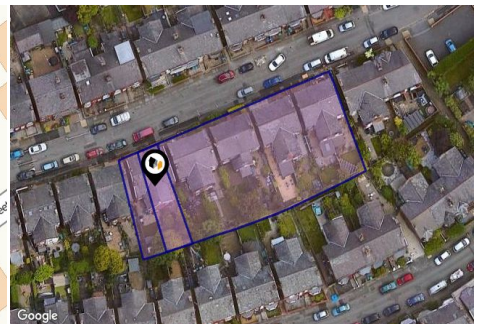
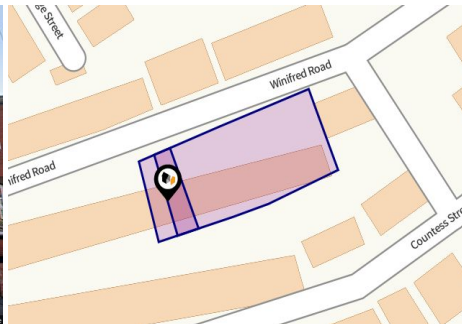
## Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

adam@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



## Property

|                  |                                           |         |           |
|------------------|-------------------------------------------|---------|-----------|
| Type:            | Terraced                                  | Tenure: | Leasehold |
| Bedrooms:        | 3                                         |         |           |
| Floor Area:      | 1,065 ft <sup>2</sup> / 99 m <sup>2</sup> |         |           |
| Plot Area:       | 0.4 acres                                 |         |           |
| Year Built :     | 1900-1929                                 |         |           |
| Council Tax :    | Band B                                    |         |           |
| Annual Estimate: | £2,037                                    |         |           |
| Title Number:    | GM330987                                  |         |           |

## Local Area

|                                                                                            |                                 |
|--------------------------------------------------------------------------------------------|---------------------------------|
| Local Authority:                                                                           | Stockport                       |
| Conservation Area:                                                                         | No                              |
| Flood Risk:                                                                                |                                 |
| <ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul> | <p>Very low</p> <p>Very low</p> |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|            |            |               |
|------------|------------|---------------|
| 15<br>mb/s | 54<br>mb/s | 10000<br>mb/s |
|            |            |               |

### Mobile Coverage: (based on calls indoors)



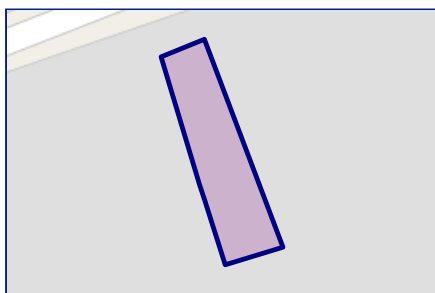
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

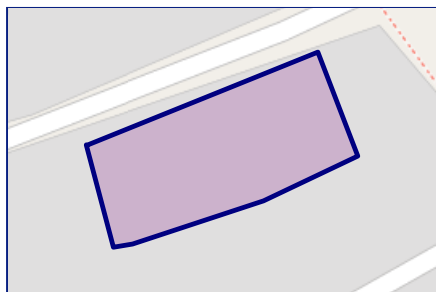
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



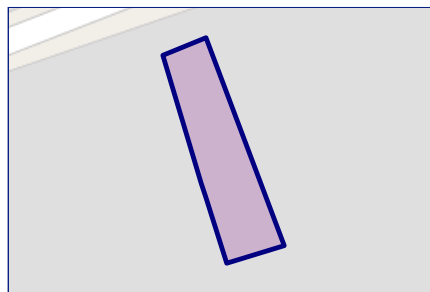
**GM758955**

## Leasehold Title Plans



**GM330987**

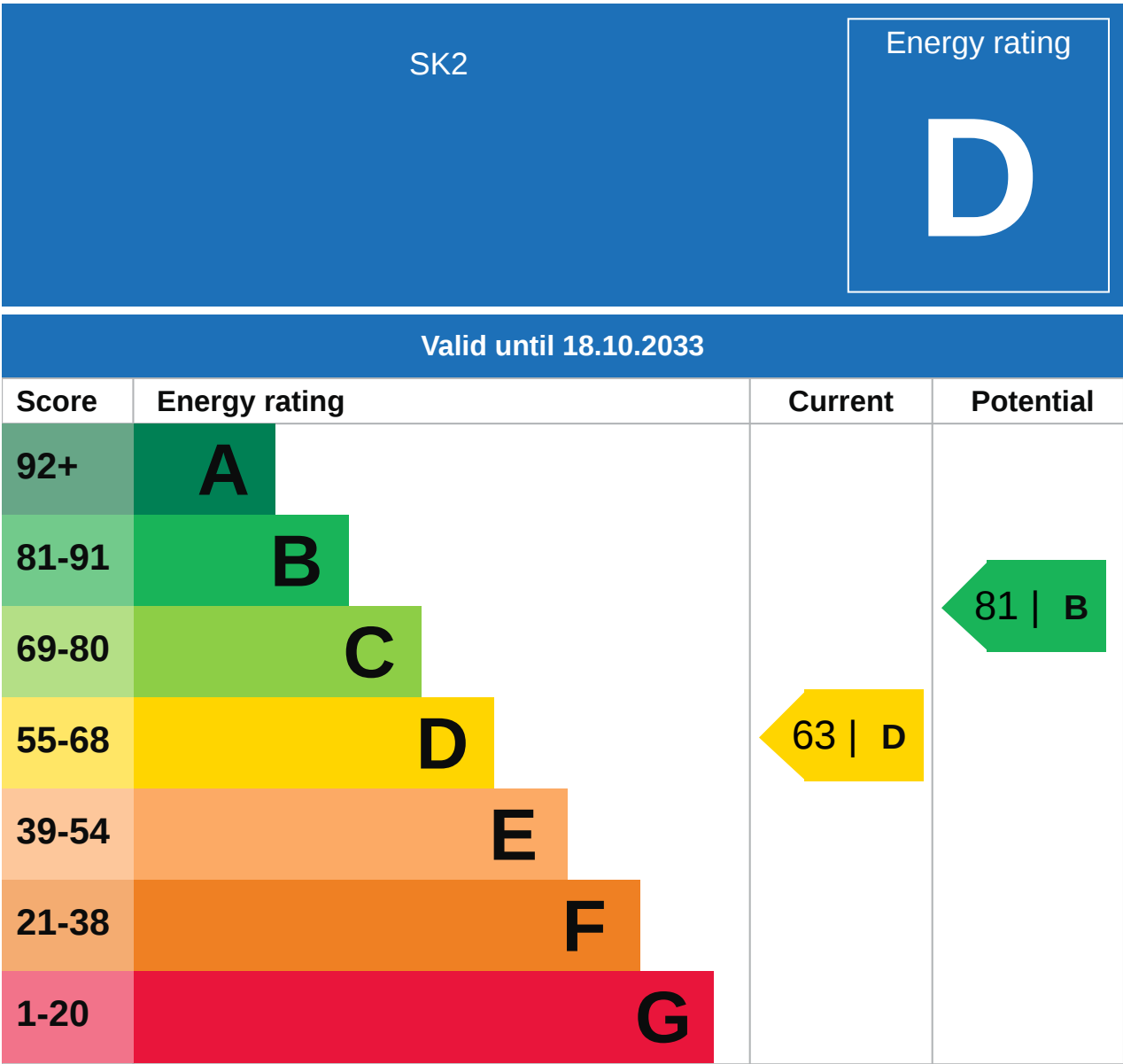
Start Date: 22/02/1897  
End Date: 23/02/2896  
Lease Term: 999 years from 23 February 1897  
Term Remaining: 870 years



**GM735292**

Start Date: 06/05/1924  
End Date: 07/05/2824  
Lease Term: 900 years from 7 May 1924  
Term Remaining: 798 years

Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

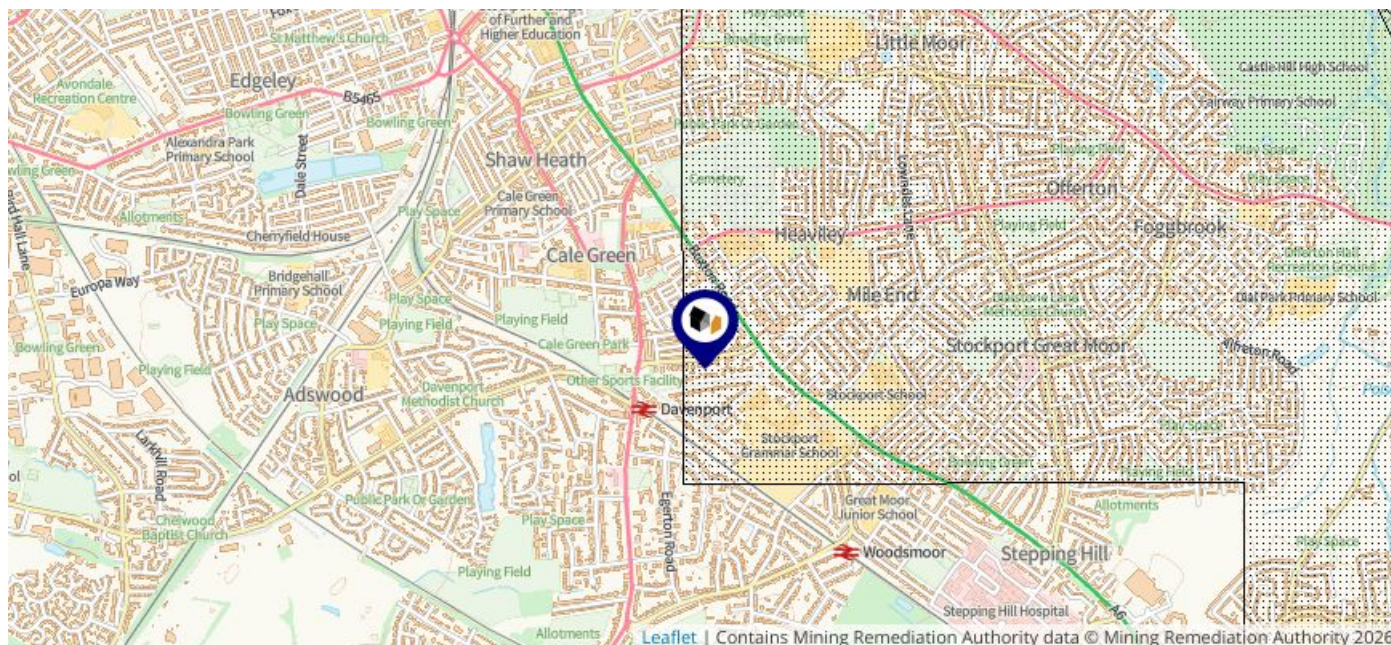
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### Additional EPC Data

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | None of the above                              |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor                                           |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                |
| <b>Roof Energy:</b>                 | Average                                        |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets       |
| <b>Floors:</b>                      | To unheated space, no insulation (assumed)     |
| <b>Total Floor Area:</b>            | 99 m <sup>2</sup>                              |

This map displays nearby coal mine entrances and their classifications.



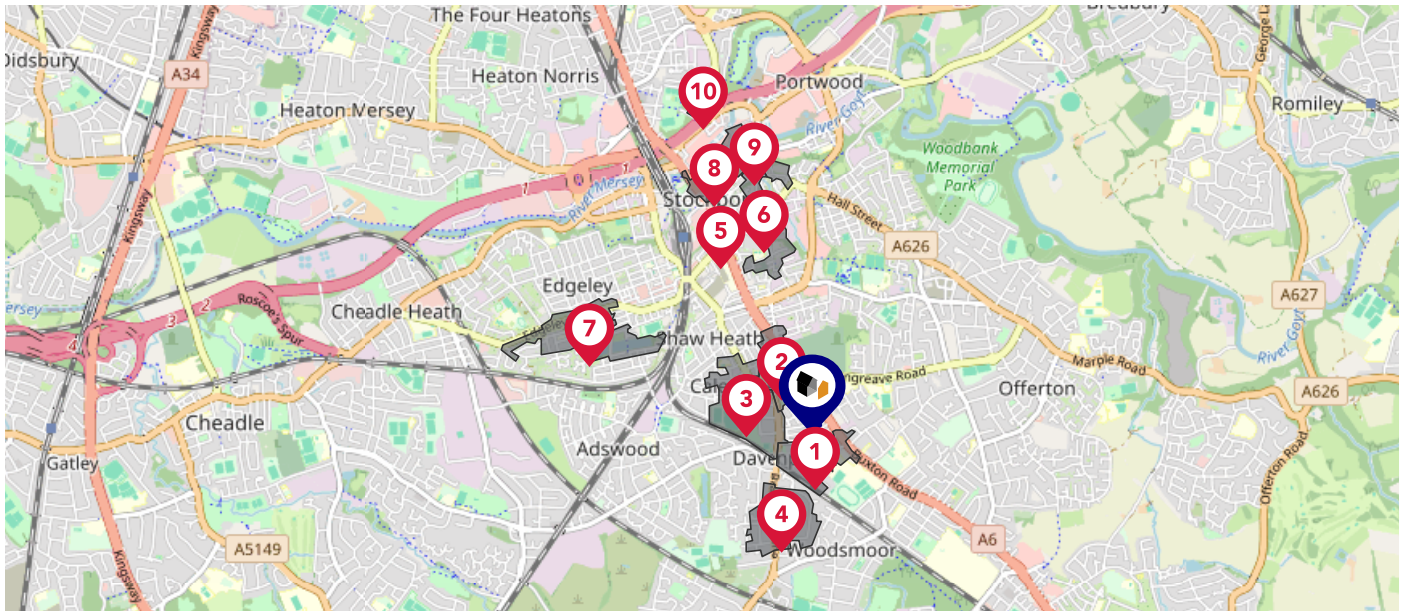
### Mine Entry

- ✕ 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.

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 Davenport Park
- 2 St George's, Heaviley
- 3 Cale Green
- 4 Egerton Road and Frewland Avenue, Davenport
- 5 Town Hall
- 6 Hillgate
- 7 Alexandra Park, Edgeley
- 8 St Peter's
- 9 Market and Underbanks
- 10 Dodge Hill, Stockport

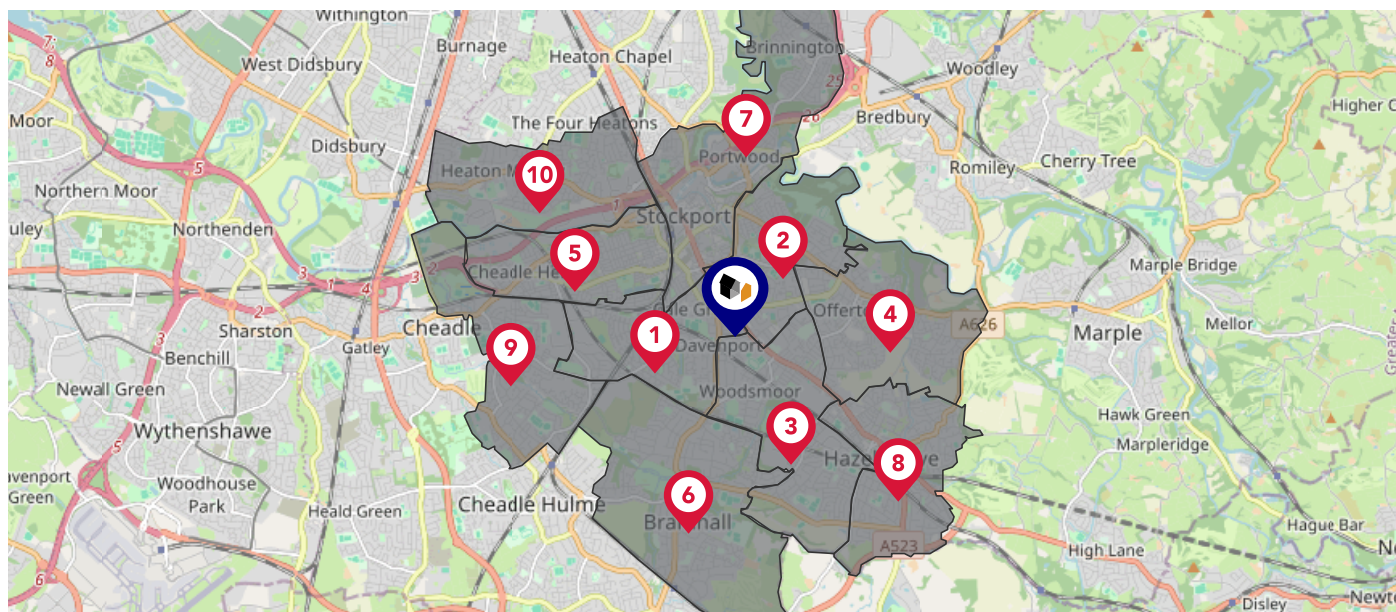
# Maps

## Council Wards

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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

Davenport and Cale Green Ward

2

Manor Ward

3

Stepping Hill Ward

4

Offerton Ward

5

Edgeley and Cheadle Heath Ward

6

Bramhall North Ward

7

Brinnington and Central Ward

8

Hazel Grove Ward

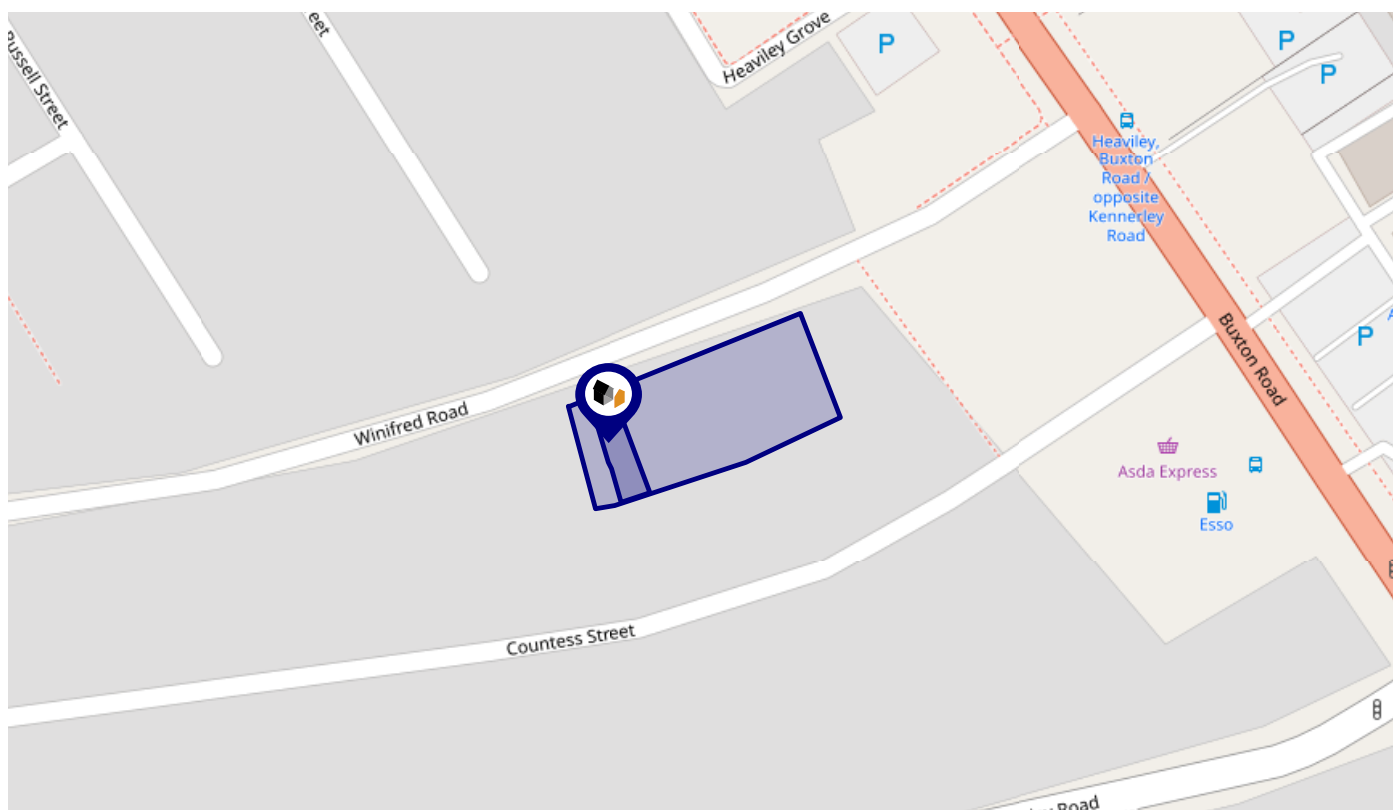
9

Cheadle Hulme North Ward

10

Heatons South Ward

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



### Rail Noise Data

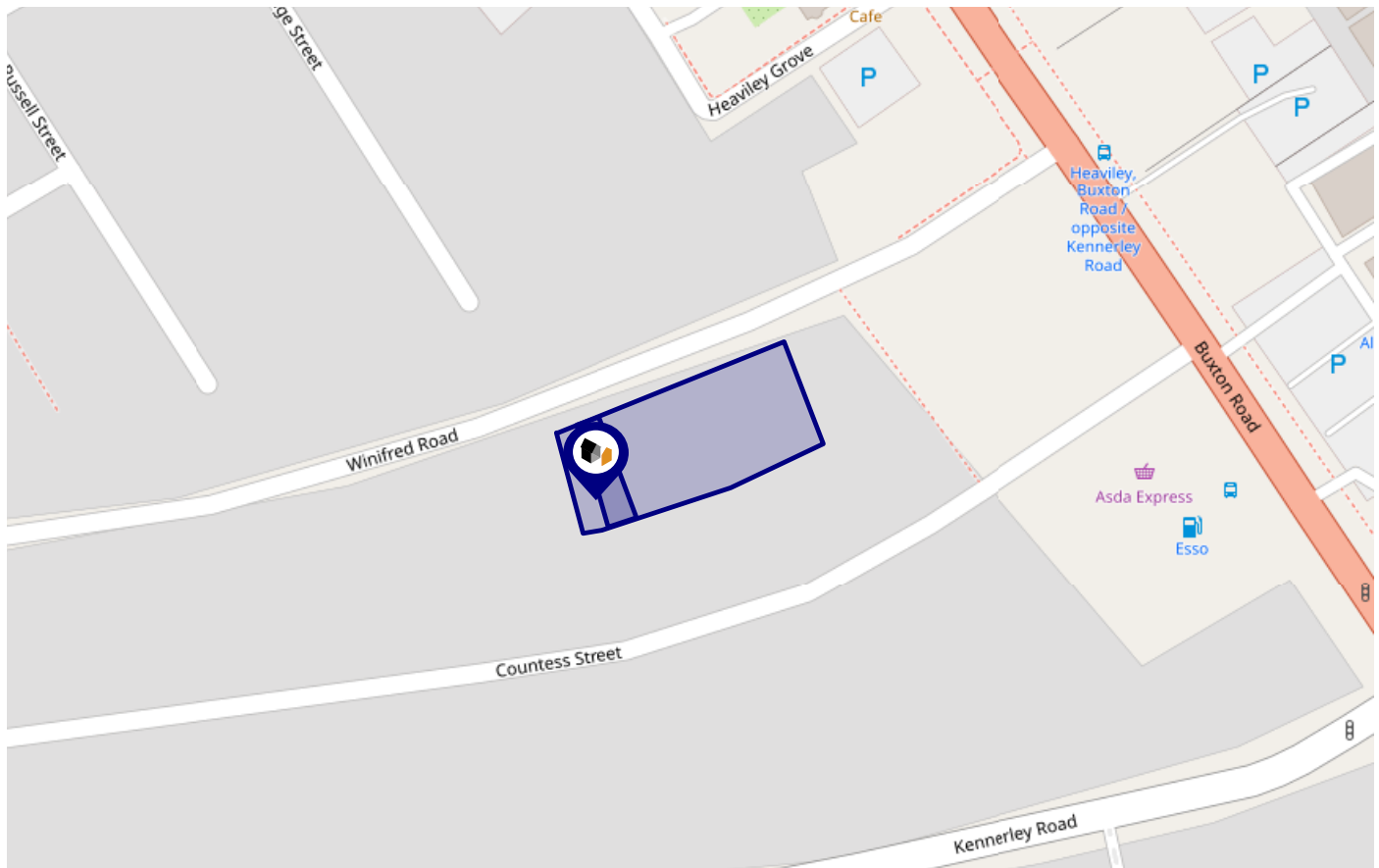
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

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**

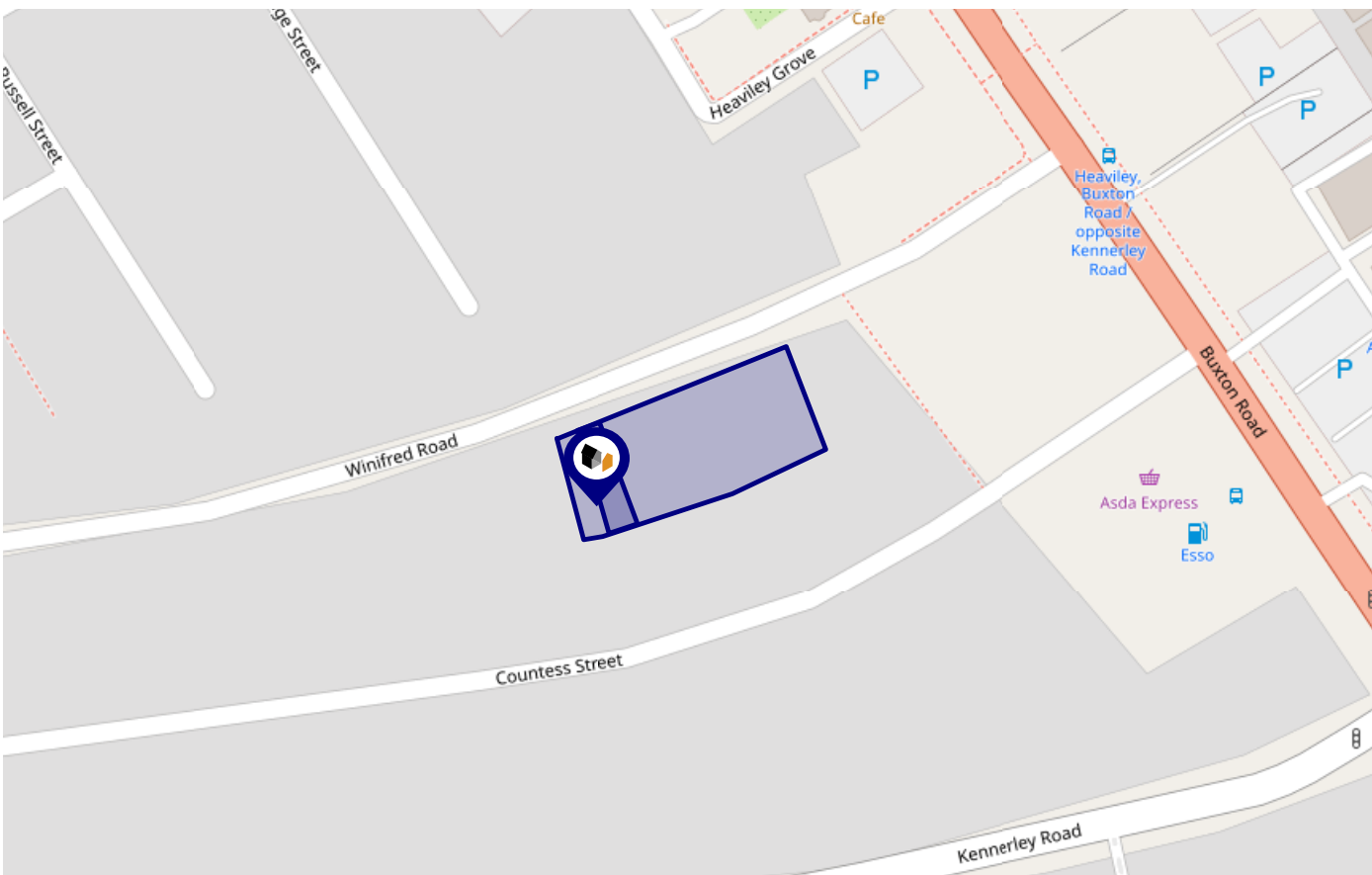
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

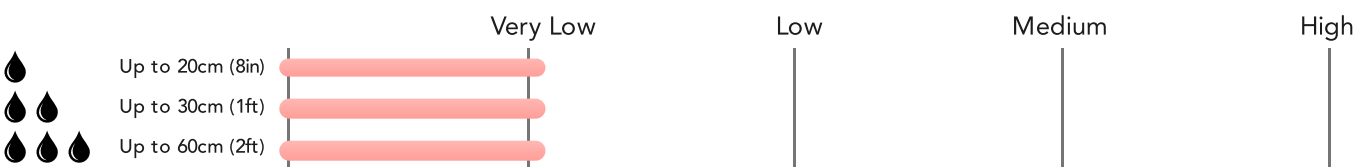


**Risk Rating:** Very low

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Chance of flooding to the following depths at this property:



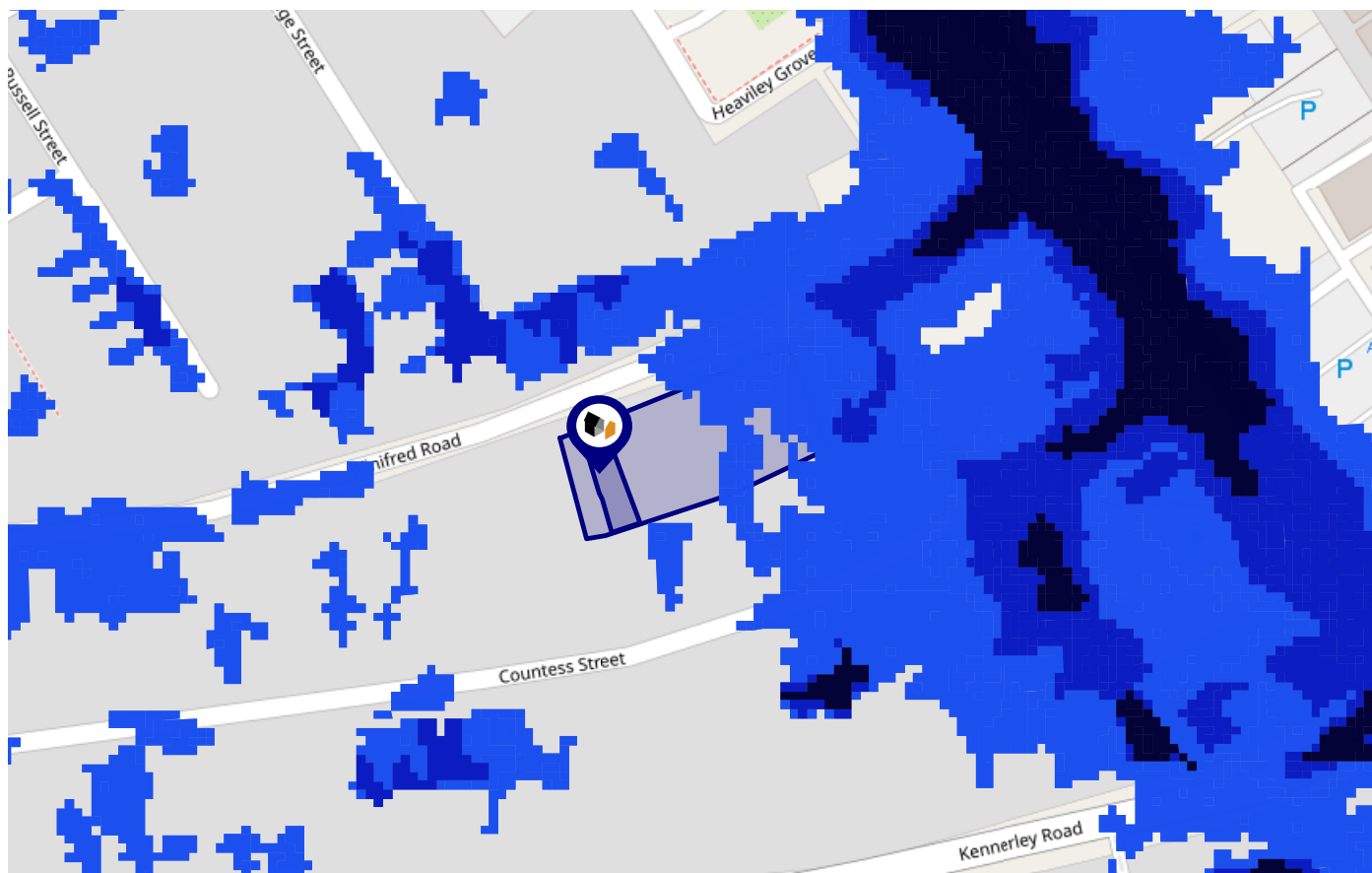
# Flood Risk

## Surface Water - Flood Risk

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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.

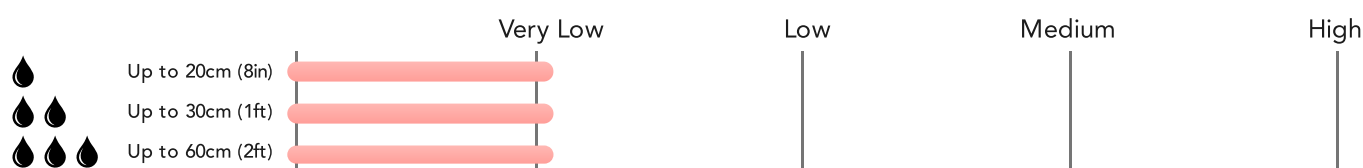


**Risk Rating:** Very low

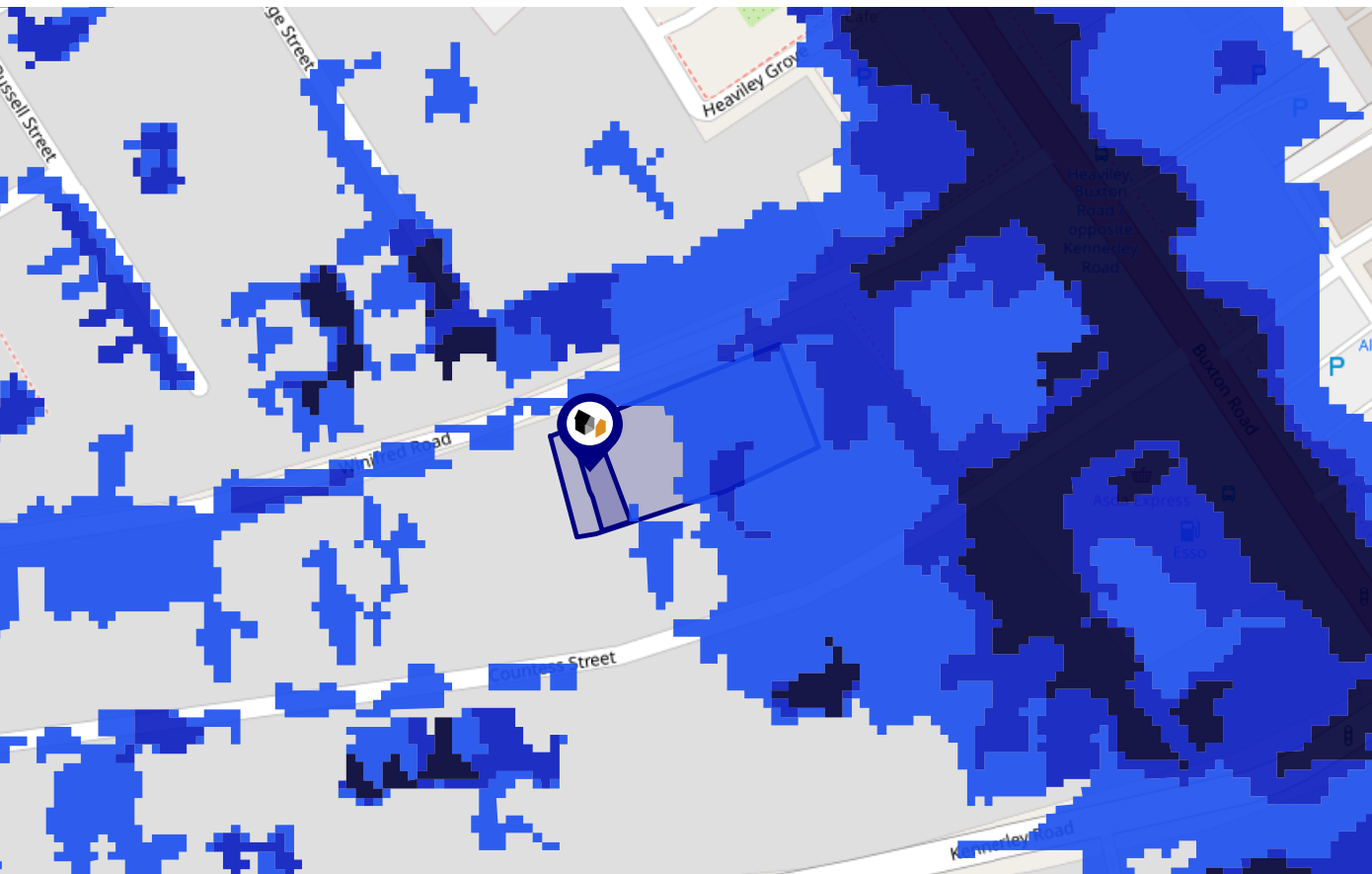
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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.

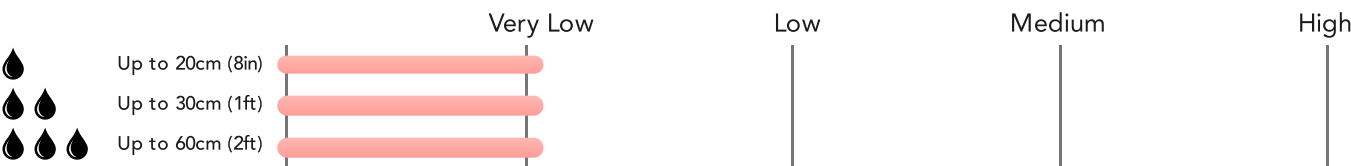


Risk Rating: Very low

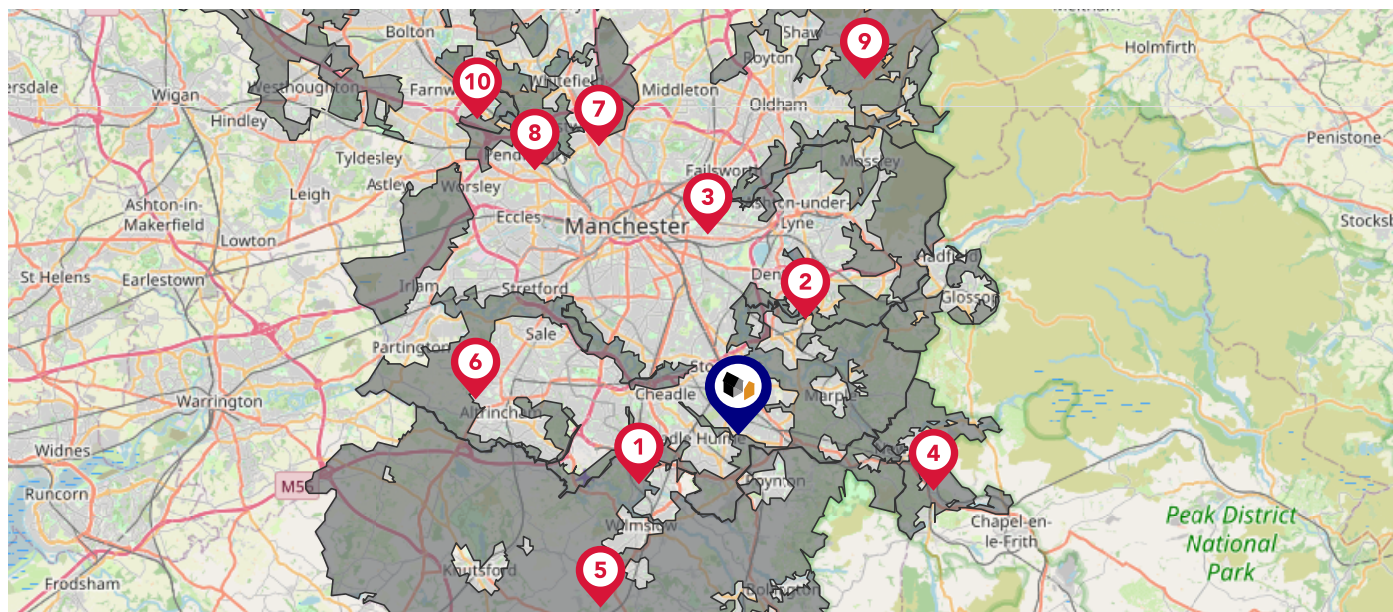
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Chance of flooding to the following depths at this property:



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



## Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Stockport



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Bury



Merseyside and Greater Manchester Green Belt - Salford



Merseyside and Greater Manchester Green Belt - Oldham



Merseyside and Greater Manchester Green Belt - Bolton

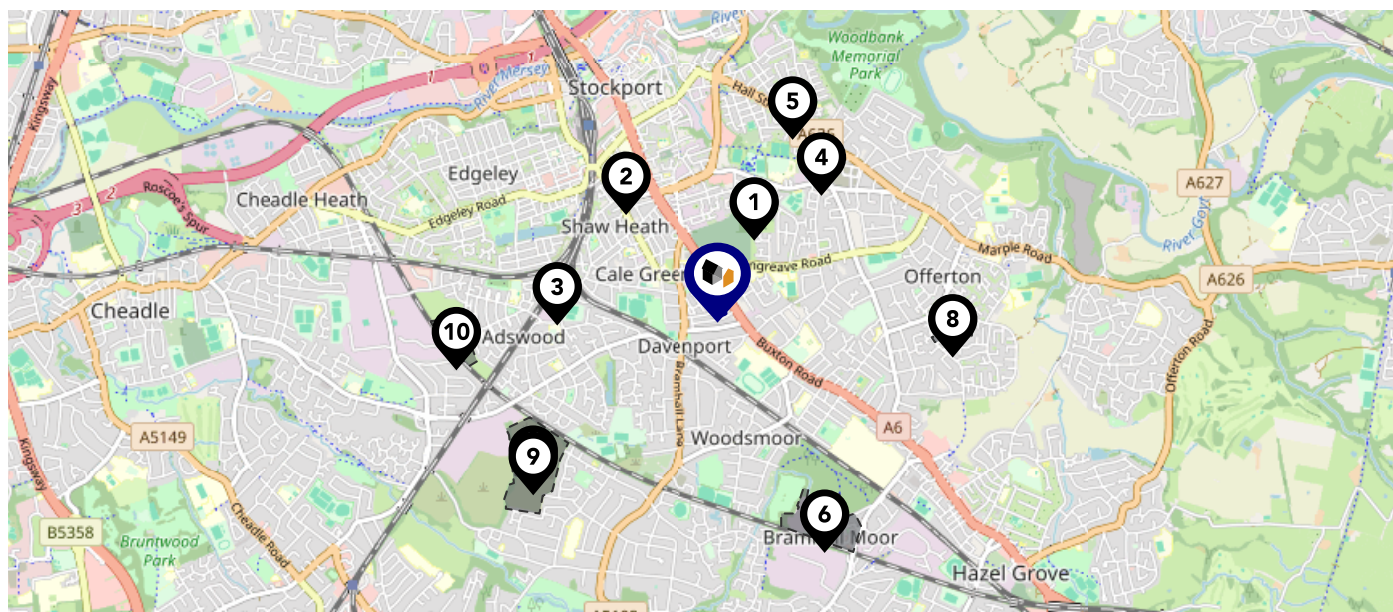
# Maps

## 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  | Back of Brookfield Avenue, Heavily-                                 | Historic Landfill |  |
| 2  | Royal George Street-Stockport, Cheshire                             | Historic Landfill |  |
| 3  | Stockholm Road-Adswood, Stockport, Greater Manchester               | Historic Landfill |  |
| 4  | Banks Lane-Stockport, Greater Manchester                            | Historic Landfill |  |
| 5  | Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire         | Historic Landfill |  |
| 6  | Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove          | Historic Landfill |  |
| 7  | Tenement Lane Tip-Stockport, Greater Manchester                     | Historic Landfill |  |
| 8  | Blackstone Road-Offerton                                            | Historic Landfill |  |
| 9  | Adswood Reclamation Project-Adswood Road, Cheadle, Stockport        | Historic Landfill |  |
| 10 | Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport | Historic Landfill |  |

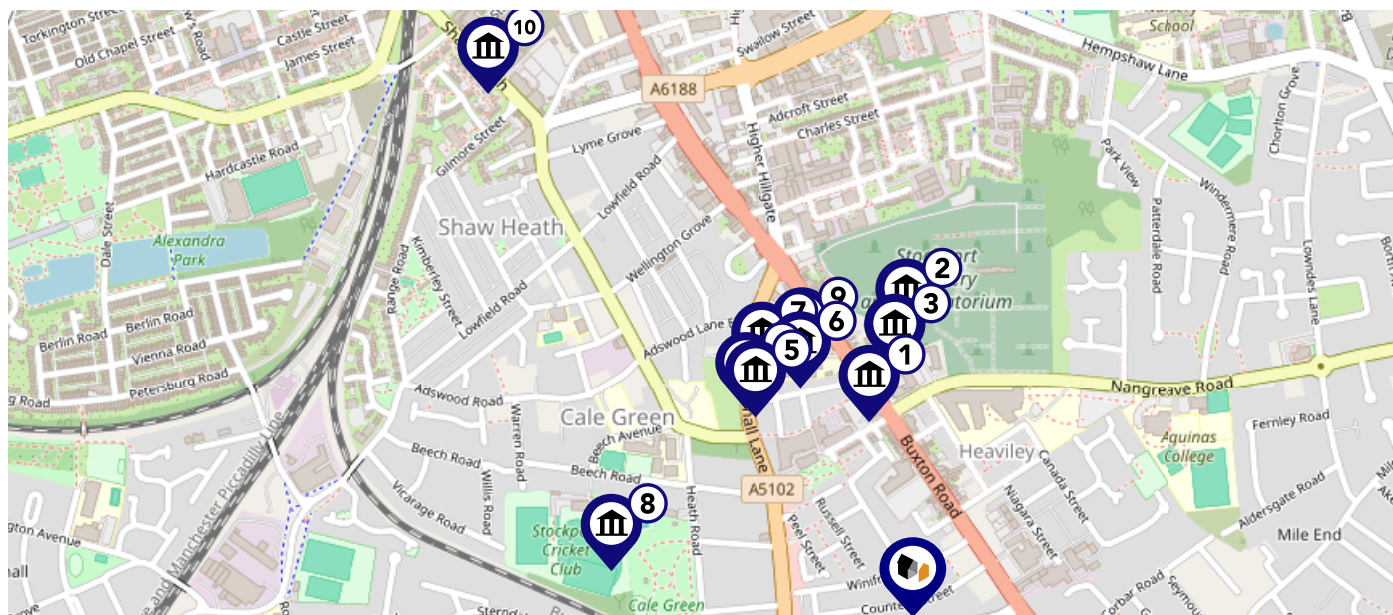
# Maps

## Listed Buildings

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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...

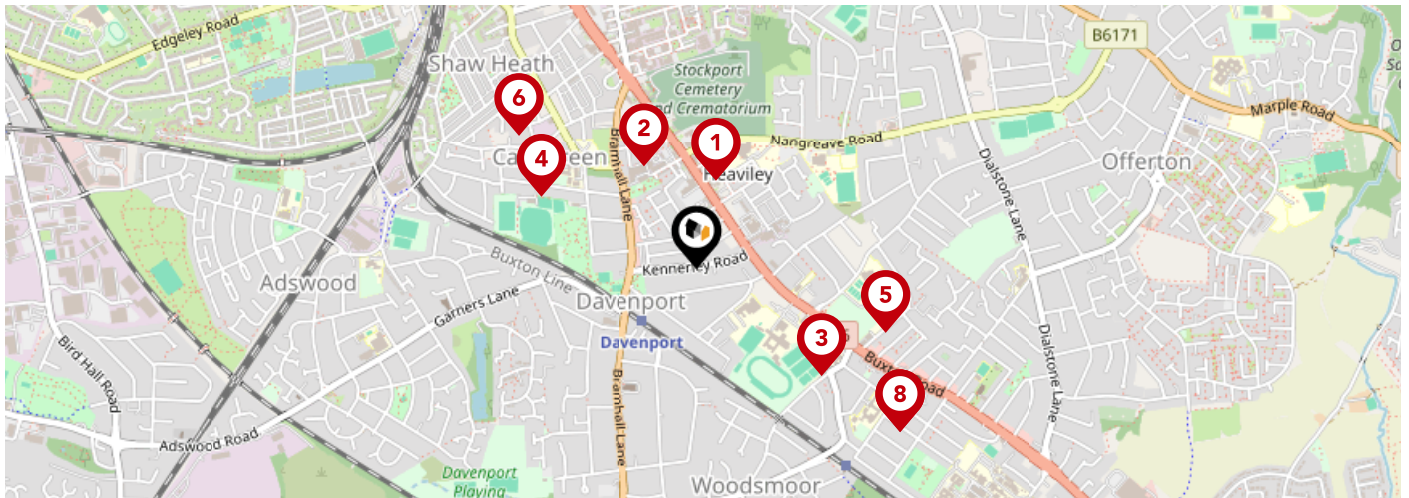


| Listed Buildings in the local district                                                                                                                                                                         | Grade    | Distance  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1260000 - German's Buildings                                                                                               | Grade II | 0.2 miles |
|  1393366 - Carrington Memorial - Borough Cemetery                                                                           | Grade II | 0.3 miles |
|  1393367 - Fearn Memorial - Borough Cemetery                                                                                | Grade II | 0.3 miles |
|  1067196 - Gate Piers To St George's Church School Wall And Gate Piers To St George's Church Schools And St George's Church | Grade II | 0.3 miles |
|  1067195 - St Georges Church Of England Secondary Modern And Primary Schools                                                | Grade II | 0.3 miles |
|  1067194 - Church Of St George                                                                                              | Grade I  | 0.3 miles |
|  1067197 - Vicarage To Church Of St George                                                                                  | Grade II | 0.3 miles |
|  1445415 - Stockport Cricket Club War Memorial                                                                              | Grade II | 0.3 miles |
|  1393370 - War Memorial In St George's Churchyard                                                                           | Grade II | 0.3 miles |
|  1067161 - St Thomas Hospital (original Building With The Rear Wing In The Courtyard)                                       | Grade II | 0.7 miles |

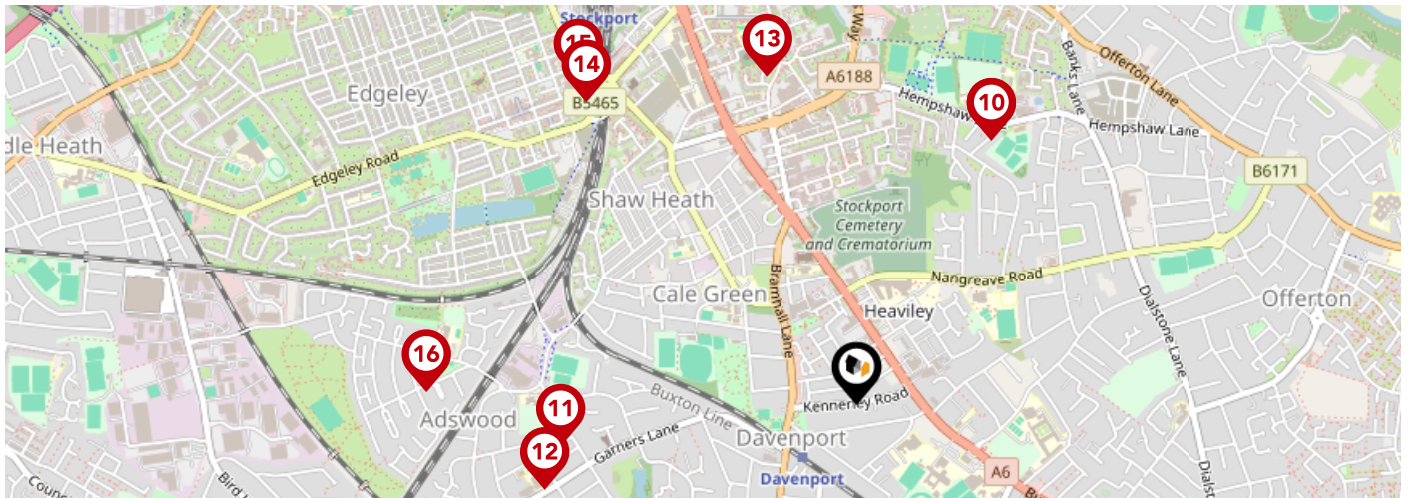
# Area Schools

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|          |                                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Aquinas College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.2                                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St George's Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 349   Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Stockport Grammar School</b><br>Ofsted Rating: Not Rated   Pupils: 1504   Distance:0.36                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Hulme Hall Grammar School</b><br>Ofsted Rating: Not Rated   Pupils: 222   Distance:0.38                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Stockport School</b><br>Ofsted Rating: Good   Pupils: 1322   Distance:0.44                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Cale Green Primary School</b><br>Ofsted Rating: Good   Pupils: 340   Distance:0.49                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Great Moor Junior School</b><br>Ofsted Rating: Good   Pupils: 312   Distance:0.58                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Great Moor Infant School</b><br>Ofsted Rating: Good   Pupils: 266   Distance:0.58                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



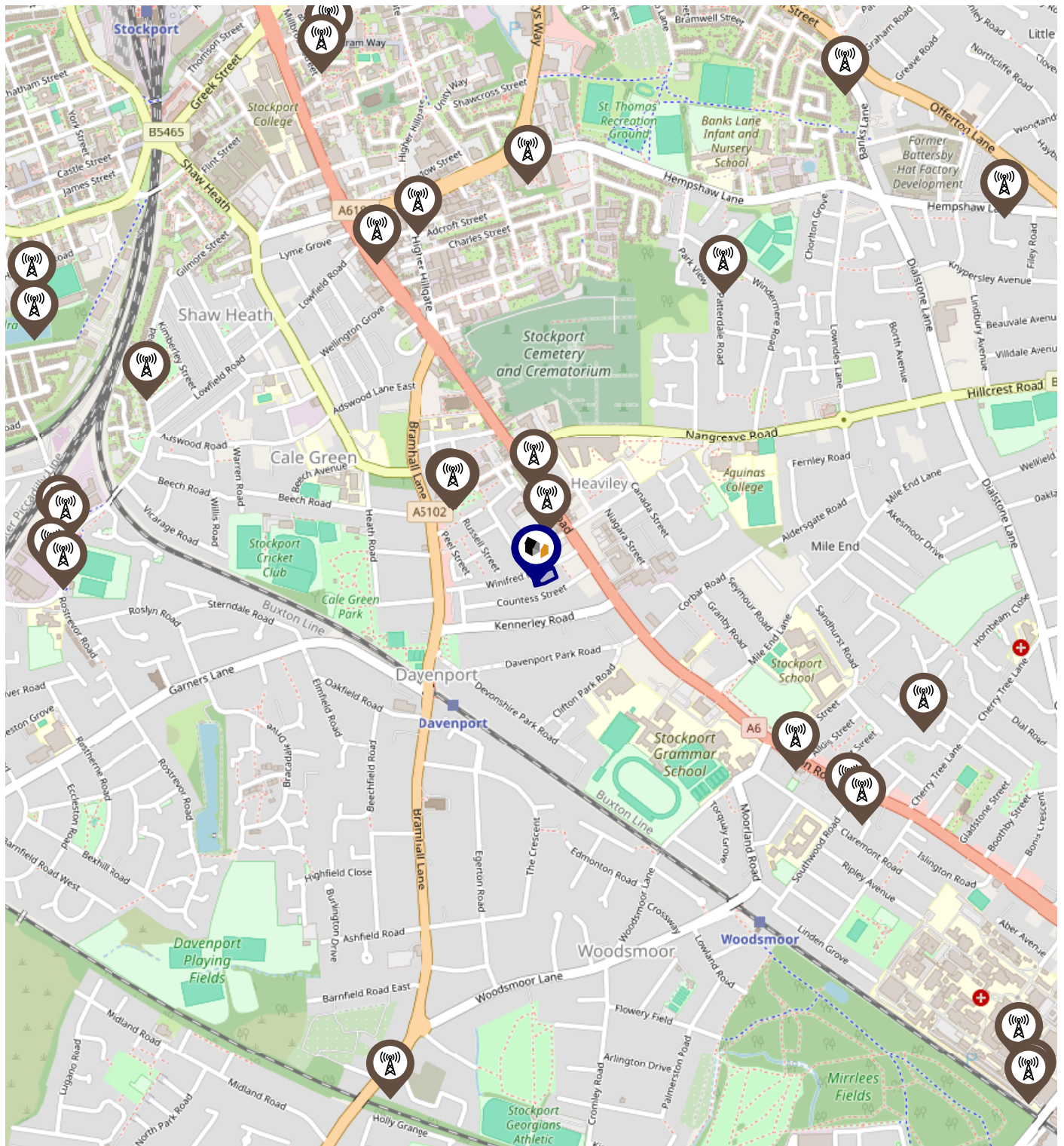
|                                                                                     |                                                                                                                                   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|    | <b>Banks Lane Infant School</b><br>Ofsted Rating: Good   Pupils: 307   Distance:0.65                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Banks Lane Junior School</b><br>Ofsted Rating: Good   Pupils: 352   Distance:0.65                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Ambrose Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 176   Distance:0.66                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Adswood Primary School</b><br>Ofsted Rating: Good   Pupils: 319   Distance:0.71                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Thomas' Church of England Primary School Stockport</b><br>Ofsted Rating: Requires improvement   Pupils: 164   Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 185   Distance:0.9                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Matthew's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 215   Distance:0.94                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bridge Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance:0.95                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

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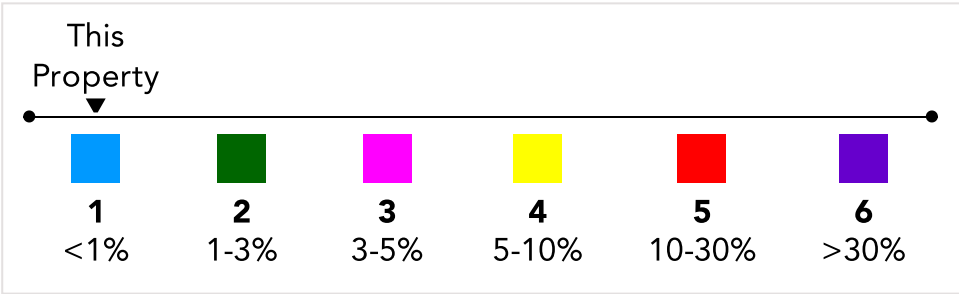
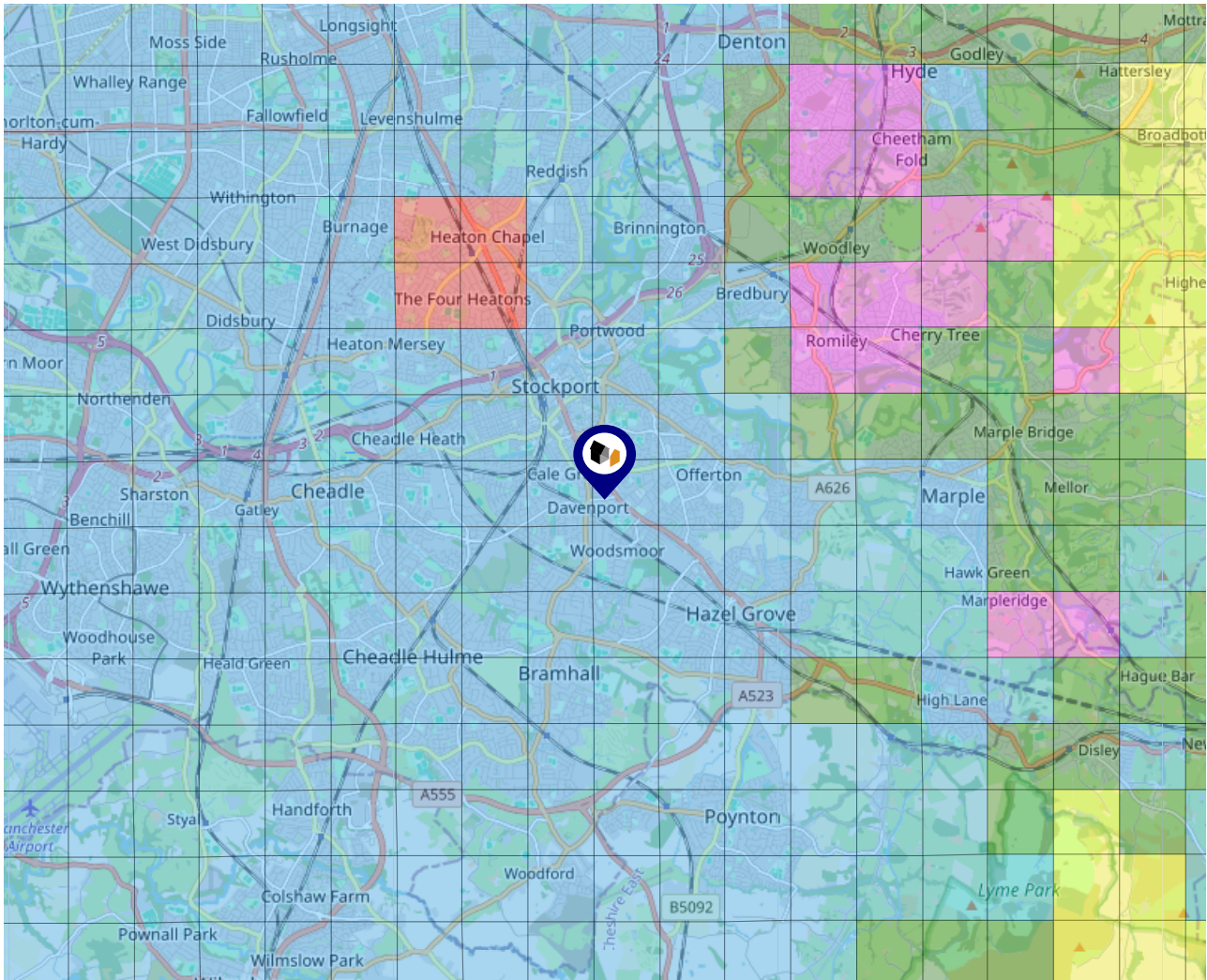


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

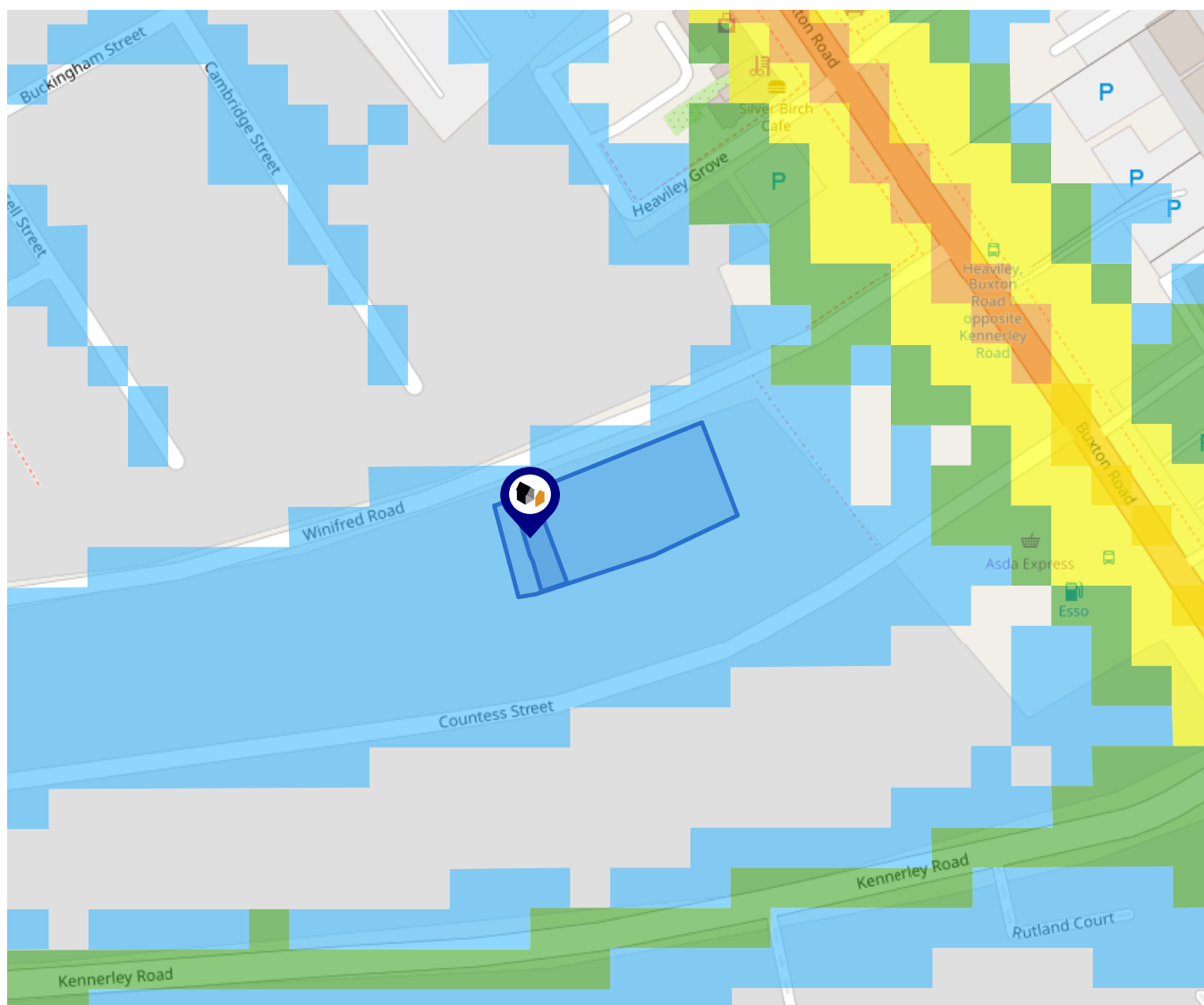
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

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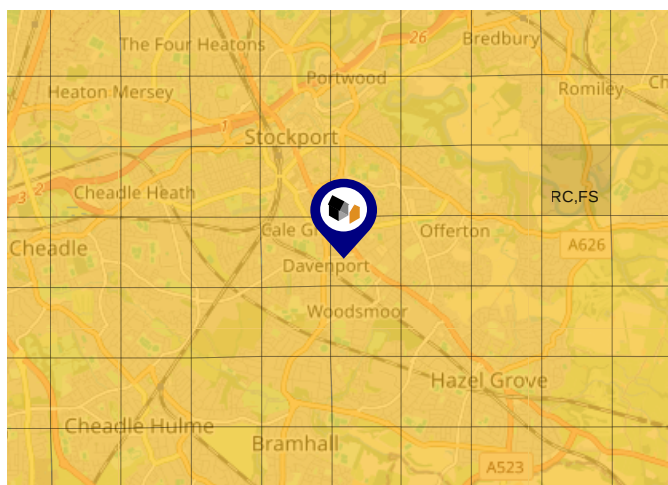


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                      | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |



## Primary Classifications (Most Common Clay Types)

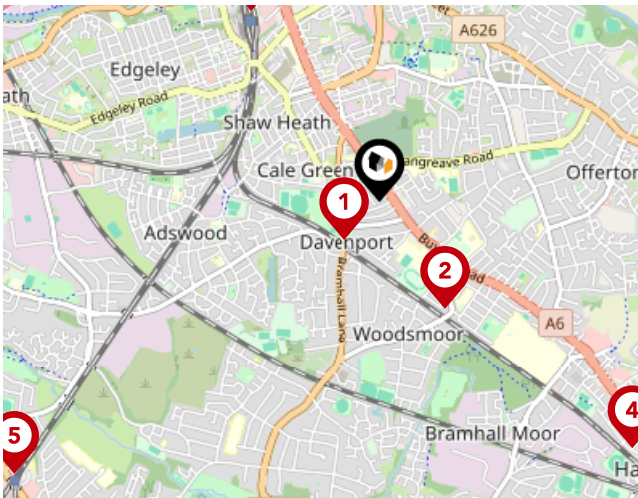
|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area

## Transport (National)

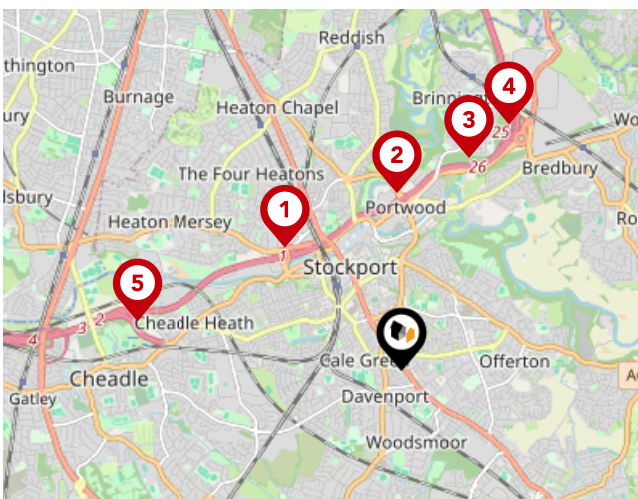
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SALES AND LETTINGS



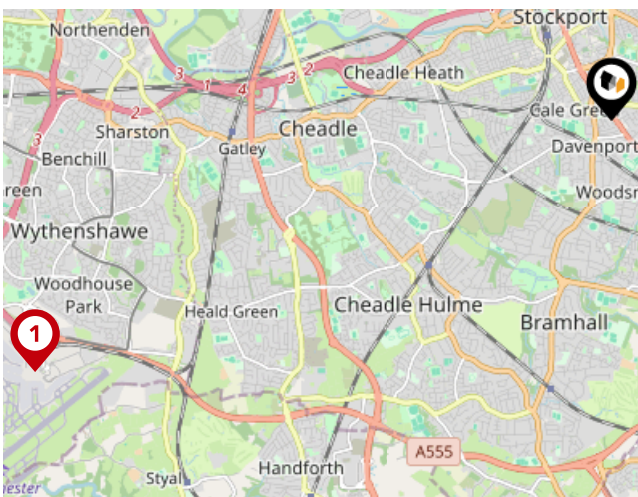
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Davenport Rail Station     | 0.23 miles |
| 2   | Woodsmoor Rail Station     | 0.56 miles |
| 3   | Stockport Rail Station     | 1.01 miles |
| 4   | Hazel Grove Rail Station   | 1.56 miles |
| 5   | Cheadle Hulme Rail Station | 2.01 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M60 J1  | 1.49 miles |
| 2   | M60 J27 | 1.56 miles |
| 3   | M60 J26 | 1.97 miles |
| 4   | M60 J25 | 2.37 miles |
| 5   | M60 J2  | 2.37 miles |



### Airports/Helipads

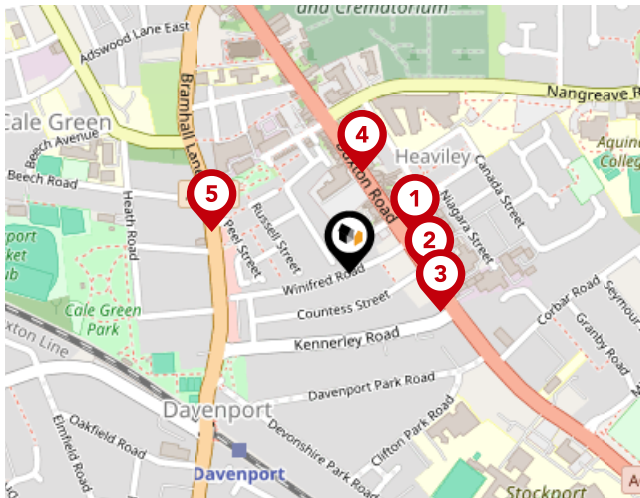
| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Manchester Airport | 5.55 miles |

# Area

## Transport (Local)

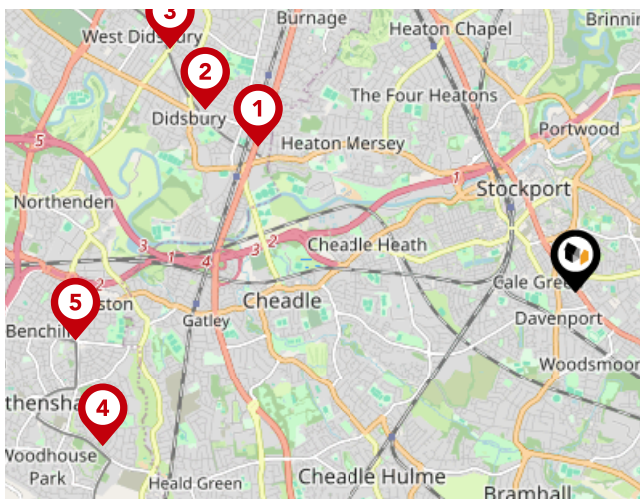
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& Co.

SALES AND LETTINGS



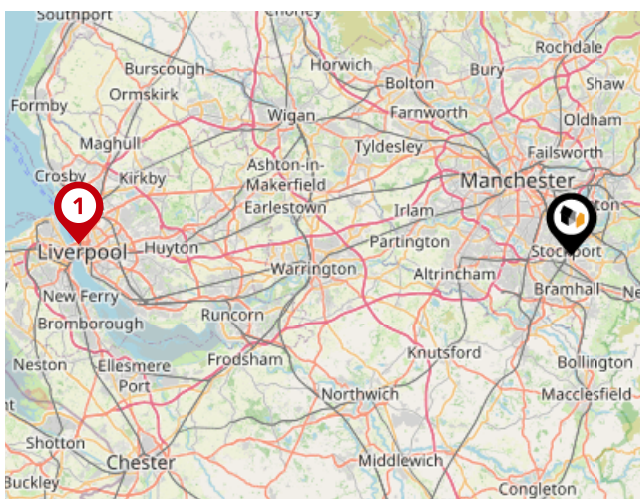
### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Kennerley Road  | 0.08 miles |
| 2   | Kennerley Road  | 0.08 miles |
| 3   | Kennerley Road  | 0.1 miles  |
| 4   | Duke of York    | 0.11 miles |
| 5   | Heathfield Road | 0.15 miles |



### Local Connections

| Pin | Name                                    | Distance   |
|-----|-----------------------------------------|------------|
| 1   | East Didsbury (Manchester Metrolink)    | 3.08 miles |
| 2   | Didsbury Village (Manchester Metrolink) | 3.64 miles |
| 3   | West Didsbury (Manchester Metrolink)    | 4.16 miles |
| 4   | Peel Hall (Manchester Metrolink)        | 4.38 miles |
| 5   | Benchill (Manchester Metrolink)         | 4.43 miles |



### Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Liverpool Pier Head Ferry Terminal | 34.91 miles |

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SALES AND LETTINGS

### Lawler & Co | Marple

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are considering a move please call into one of our friendly offices or telephone your local branch and our experienced sales teams will arrange for one of our valuers to visit your home and provide pre sale marketing advice plus a free no obligation valuation. We can have your property up and running within 24 hours of instruction!

### Testimonial 1



We have gone through the process of buying our first home with Lawler & Co, and they have been excellent. Chloe has pushed to ensure we are in before Christmas, and has been excellent on keeping us updated on the whole chain.

Thank you for your support during this process!

### Testimonial 2



We have just used the Marple branch to sell our home and the service from start to finish has been 10/10. The whole team couldn't do enough for us, and took away that extra stress of moving home. We have used other local agents before and the service was no where near as good as Lawler and co.

Thank you so much!

### Testimonial 3



Initially dealt with the viewing of my new house through the Hyde Office, I dealt with both Imogen and Stacey who were very friendly and professional. During the sales process I dealt with Chloe in the Marple office who was great, she kept me up to date at all times, chased when necessary and was on hand to answer all queries. Thanks Chloe and the rest of the team, we have now moved in and our both really happy in our new home.

### Testimonial 4



Lawler and co were amazing from the minute we walked into the Marple office, from fitting in a viewing last minute and giving us advice throughout the process they made the purchase of our first house as stress free as possible.



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Marple or the seller.

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.

Please note that all appliances and heating systems are not tested by Lawler & Co | Marple and therefore no warranties can be given as to their good working order.

## 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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