

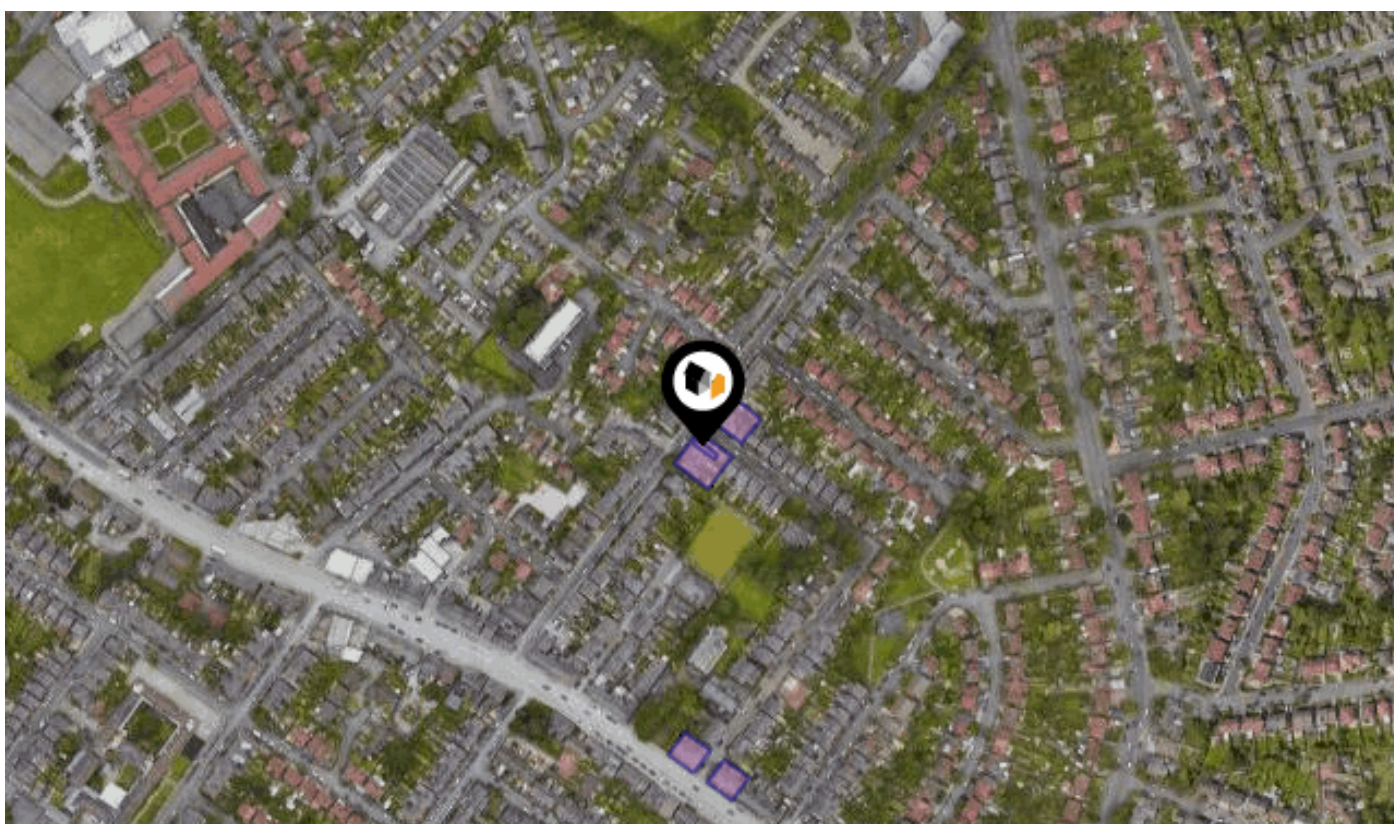


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th February 2025



CHERRY TREE LANE, STOCKPORT, SK2

Edward Mellor

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.51 acres		
Council Tax :	Band A		
Annual Estimate:	£1,564		
Title Number:	GM448144		

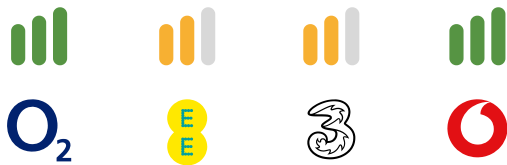
Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	<p>No Risk</p> <p>Very Low</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

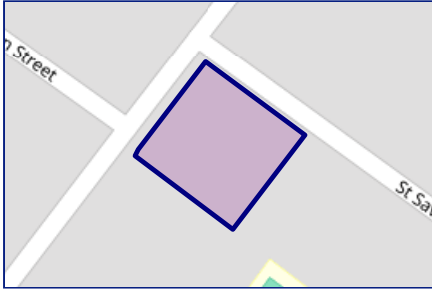
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

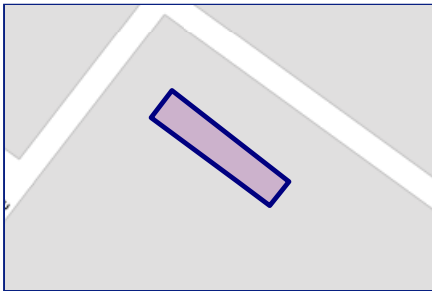


Multiple Freehold Title Plans Detected



GM448144

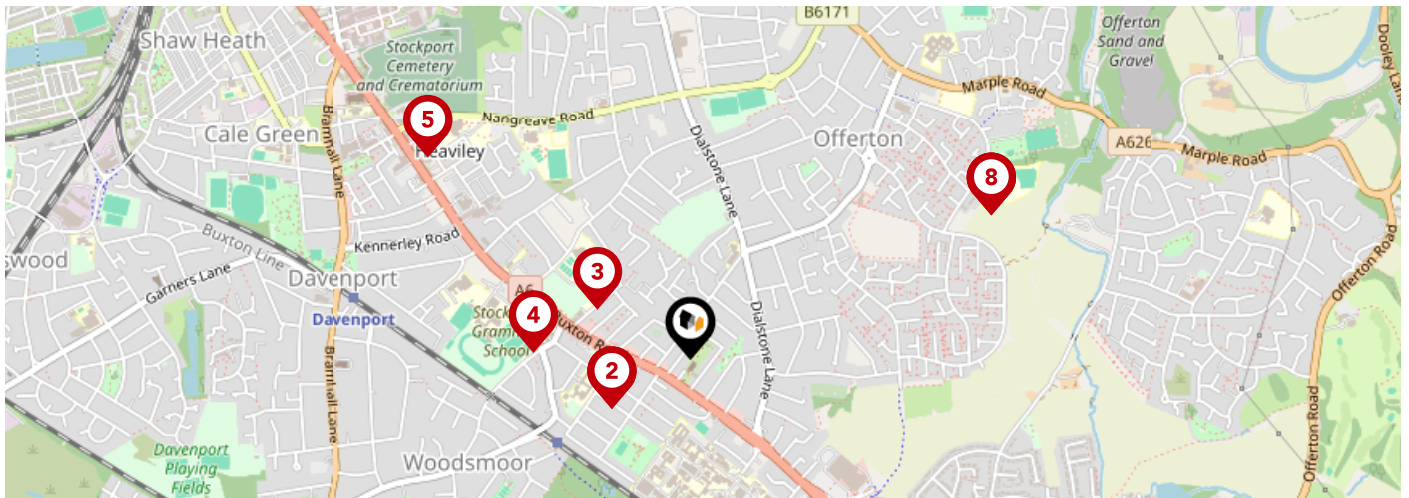
Multiple Freehold Title Plans Detected



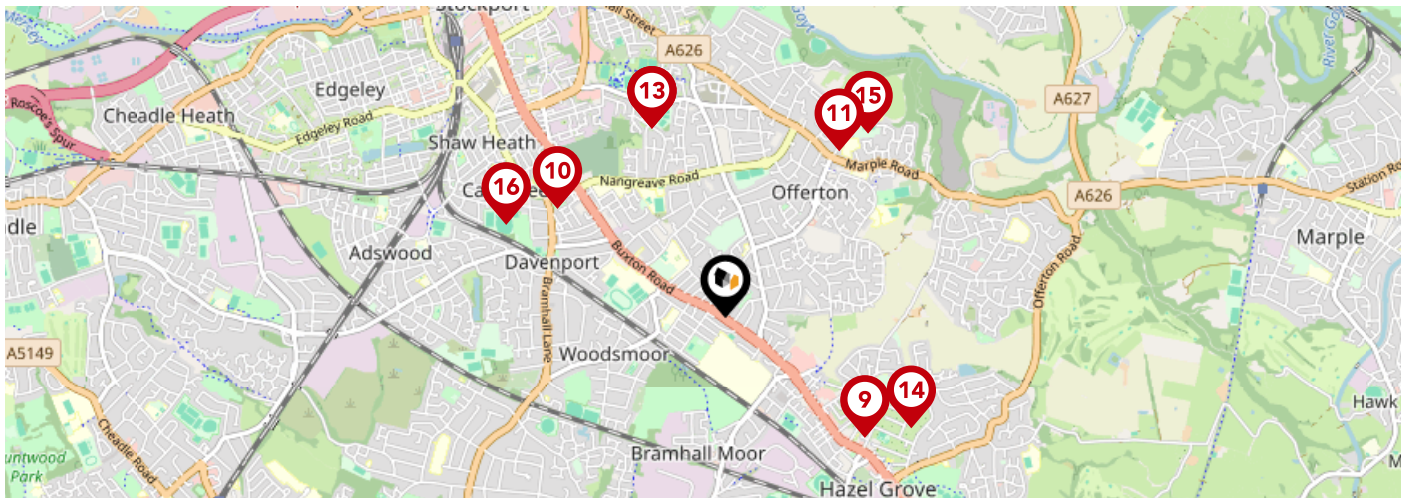
CH27934



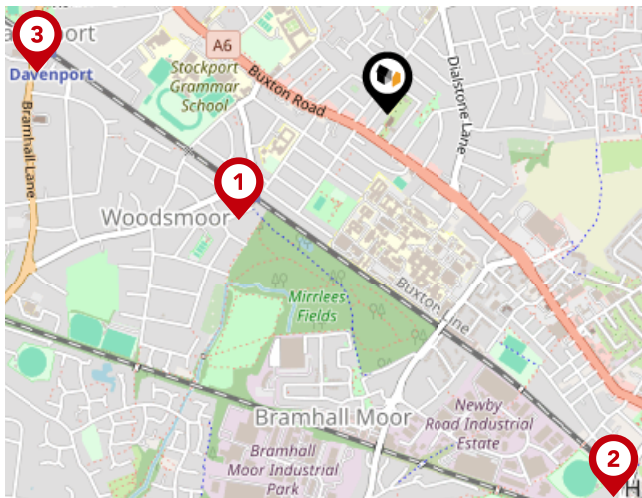




		Nursery	Primary	Secondary	College	Private
	Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stockport School Ofsted Rating: Good Pupils: 1322 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stockport Grammar School Ofsted Rating: Not Rated Pupils: 1504 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aquinas College Ofsted Rating: Good Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dial Park Primary School Ofsted Rating: Good Pupils: 359 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lisburne School Ofsted Rating: Outstanding Pupils: 201 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's Catholic Primary School Ofsted Rating: Good Pupils: 167 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

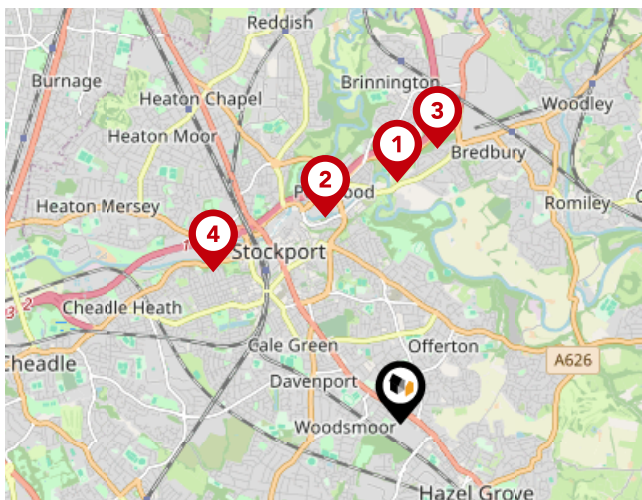


	Nursery	Primary	Secondary	College	Private
Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St George's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 349 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fairway Primary School Ofsted Rating: Good Pupils: 242 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Banks Lane Infant School Ofsted Rating: Good Pupils: 307 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Banks Lane Junior School Ofsted Rating: Good Pupils: 352 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Castle Hill High School Ofsted Rating: Outstanding Pupils: 341 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hulme Hall Grammar School Ofsted Rating: Not Rated Pupils: 222 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



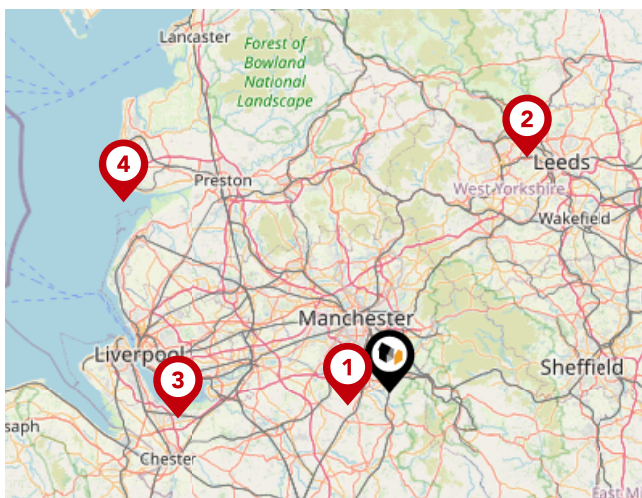
National Rail Stations

Pin	Name	Distance
	Woodsmoor Rail Station	0.41 miles
	Hazel Grove Rail Station	0.98 miles
	Davenport Rail Station	0.78 miles



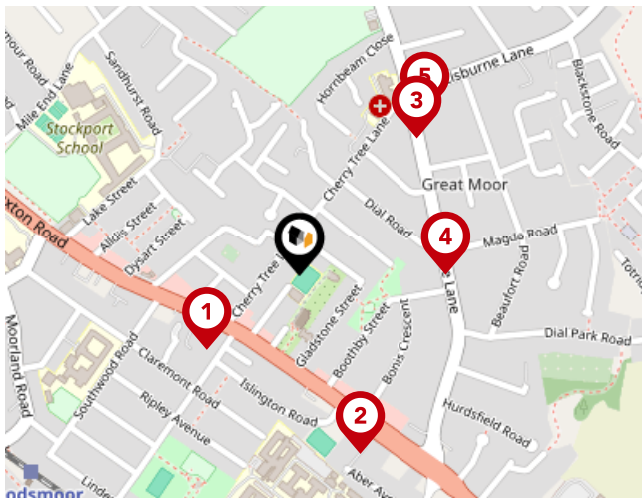
Trunk Roads/Motorways

Pin	Name	Distance
	M60 J26	2.14 miles
	M60 J27	1.94 miles
	M60 J25	2.46 miles
	M60 J1	2.13 miles
	M60 J24	4.7 miles



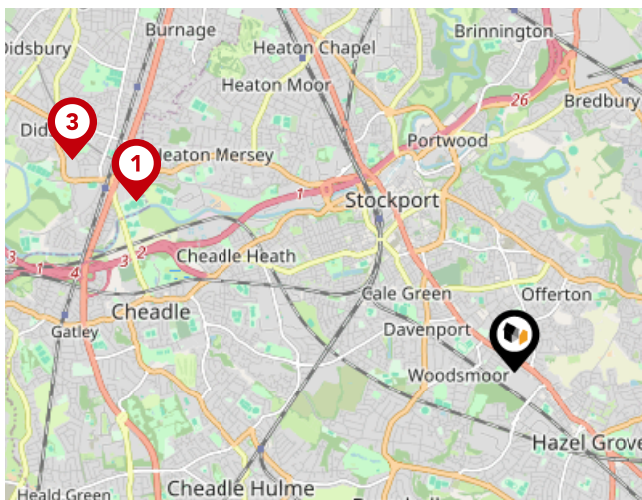
Airports/Helipads

Pin	Name	Distance
	Manchester Airport	6.04 miles
	Leeds Bradford Airport	38.42 miles
	Speke	29.98 miles
	Highfield	45.94 miles



Bus Stops/Stations

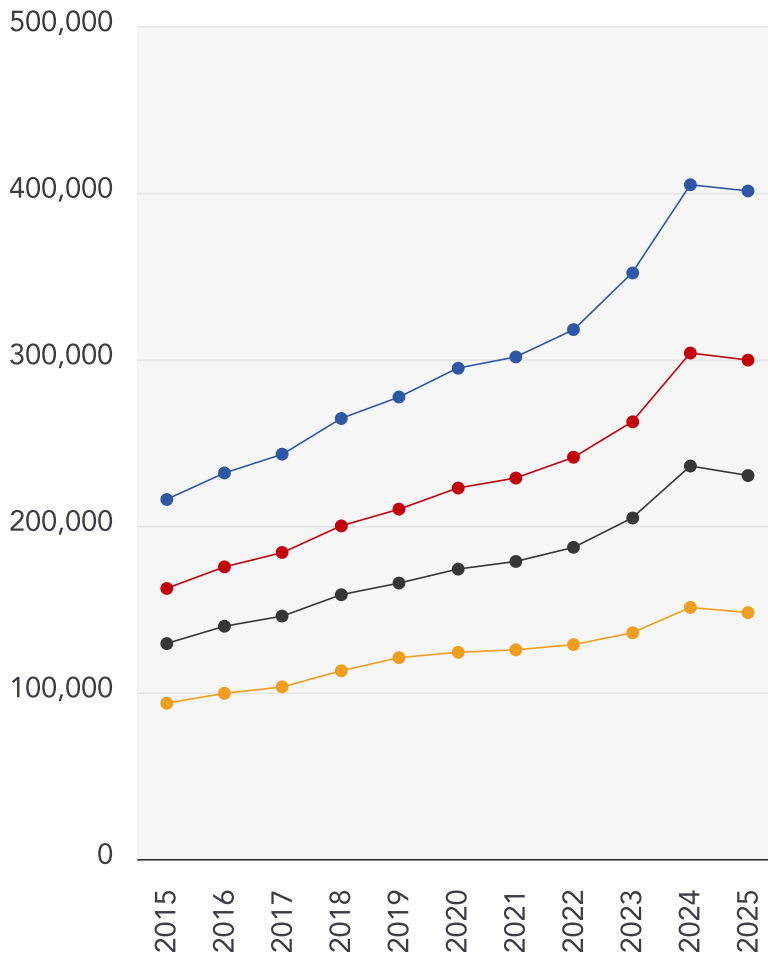
Pin	Name	Distance
1	Cherry Tree Lane	0.13 miles
2	The Crown	0.21 miles
3	Lisburne Lane	0.2 miles
4	Dial Road	0.16 miles
5	Dialstone Lane	0.23 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.67 miles
2	Audenshaw (Manchester Metrolink)	6.12 miles
3	Didsbury Village (Manchester Metrolink)	4.33 miles

10 Year History of Average House Prices by Property Type in SK2



Detached

+85.82%

Semi-Detached

+84.43%

Terraced

+78.01%

Flat

+58.14%



Edward Mellor

Established in 1983, we have a wealth of knowledge and expertise to make your dream move a happy and successful one.

Over the last three decades, we've grown from a single family-run office in Reddish to a highly successful 17 branch estate agency network spanning across Greater Manchester and Cheshire.

In this time, we've grown and refined our diverse range of services to make sure that all aspects of your property journey are taken care of under one roof.

Take the first step towards making your dream move happen and call 0161 826 4849 to book your free, no obligation valuation today.

Financial Services

Whether you're looking for a mortgage, a remortgage or a buy-to-let rate – we're here to help you get the best deal. We've been pairing clients with their perfect mortgages for over thirty years, comparing the latest rates of over 50 lenders offering thousands of products to find the right one for you.

Our team of mortgage experts are here to guide you through the entire process, from liaising with the lender to the paperwork – we'll handle it.

If you'd like a free, friendly chat with one of our mortgage advisors about the best rate to suit your needs, please give us a call on 0161 464 4867

Testimonial 1



Mellors have been brilliant from start to finish. I've sold 4 properties with them. They are always very happy to help with the processes and answer any questions I might have. They continually kept me up to date with progress of the sales and were a great go between for myself and the buyer.

I would like to add that my sales progressor, Natalie Jenkins, was fantastic, and I would highly recommend her to anyone wishing to sell through Mellors

Testimonial 2



A very honest, warm and professional company. This past year has been difficult for many buyers and sellers but despite it all the staff went above and beyond marketing and promoting my property.

Testimonial 3



Fabulous agents, we deal with them on a regular basis and have a great working relationship with Natalie, she is always willing to help with any ongoing transactions to ensure the process goes smoother. Couldn't recommend more

Testimonial 4



Great communication, responsive. professional, very helpful, personable, super friendly and transparent! My purchase went through super quickly and was very simple thanks to their professionalism and work ethic.



Edward Mellor

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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