

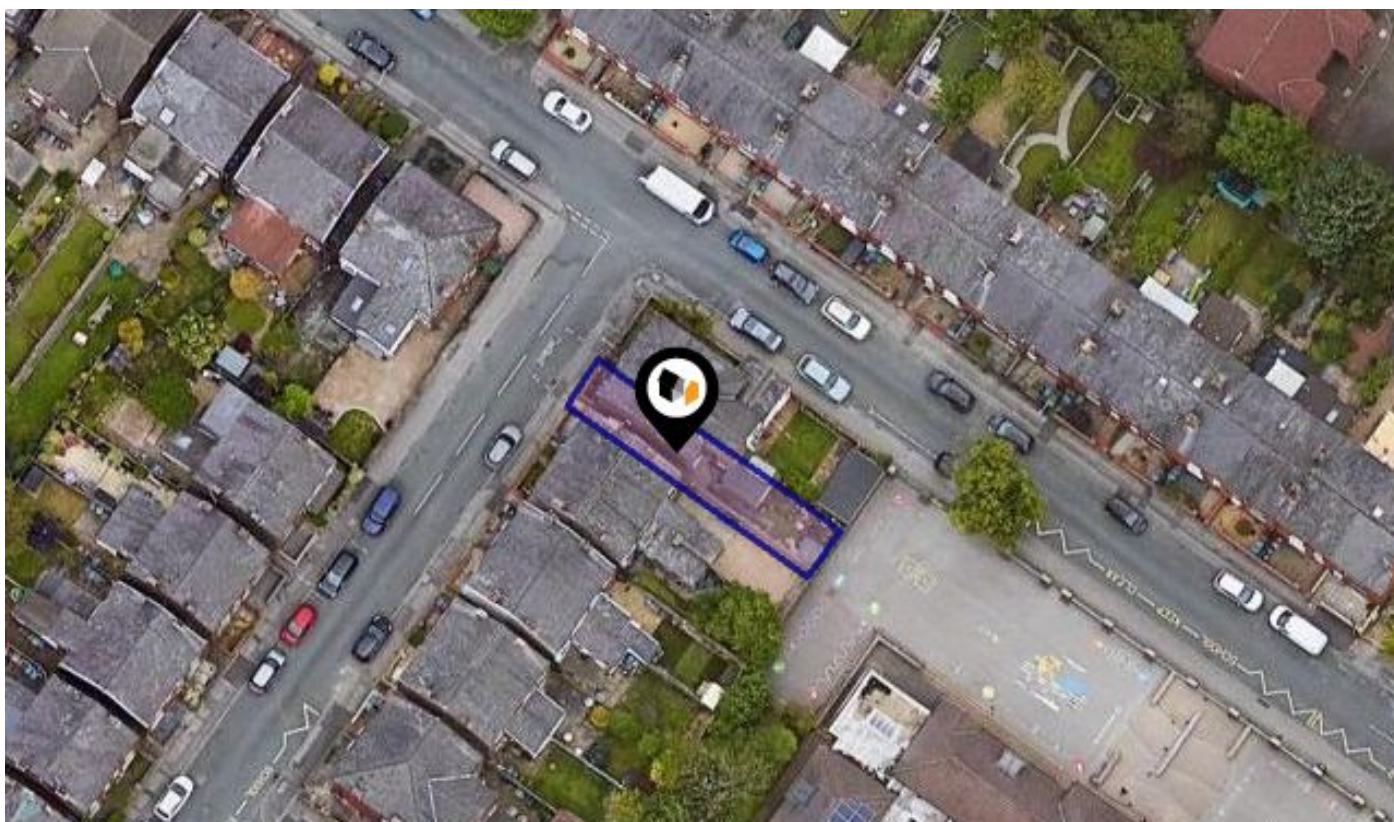


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 17<sup>th</sup> February 2025**



## **WESTWOOD ROAD, STOCKPORT, SK2**

### **Edward Mellor**

182 London Road Hazel Grove Stockport SK7 4DQ

0161 456 6000

aaron.lambert@edwardmellor.co.uk

www.edwardmellor.co.uk





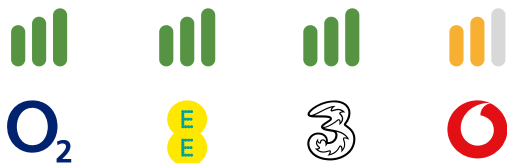
## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,825		
<b>Title Number:</b>	GM656117		

## Local Area

<b>Local Authority:</b>	Stockport	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
<ul style="list-style-type: none"> <li>• Rivers &amp; Seas</li> <li>• Surface Water</li> </ul>	<p>No Risk</p> <p>Low</p>			

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



**Satellite/Fibre TV Availability:**





Westwood Road, SK2

Energy rating

# E

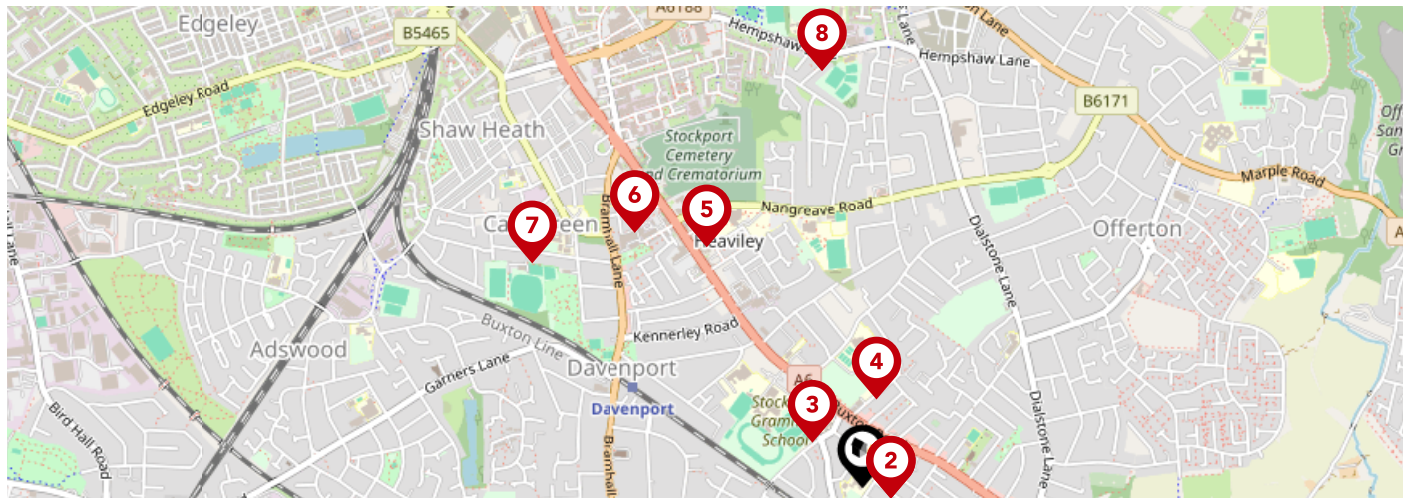
Valid until 06.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

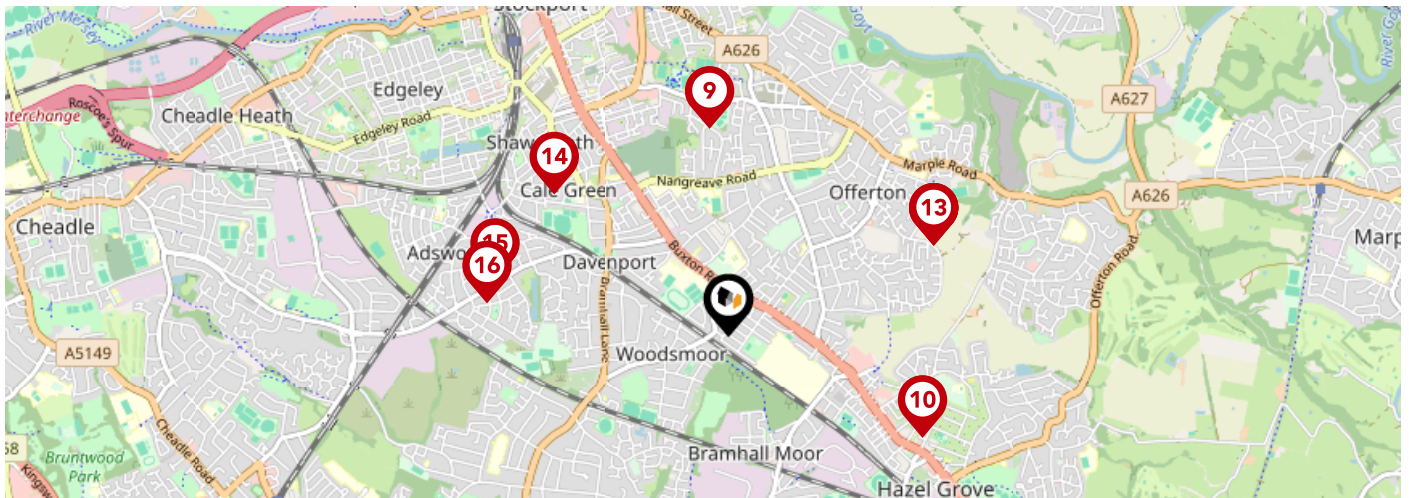
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	ECO assessment
<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>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>

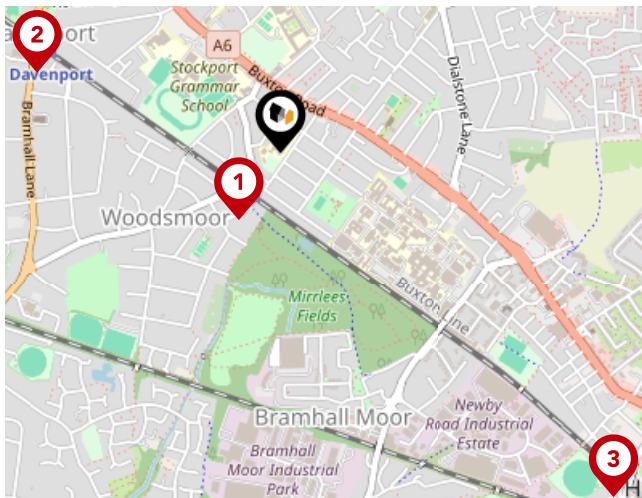




		Nursery	Primary	Secondary	College	Private
	<b>Great Moor Infant School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Moor Junior School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockport Grammar School</b> Ofsted Rating: Not Rated   Pupils: 1504   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockport School</b> Ofsted Rating: Good   Pupils: 1322   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aquinas College</b> Ofsted Rating: Good   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 349   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hulme Hall Grammar School</b> Ofsted Rating: Not Rated   Pupils: 222   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Banks Lane Infant School</b> Ofsted Rating: Good   Pupils: 307   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

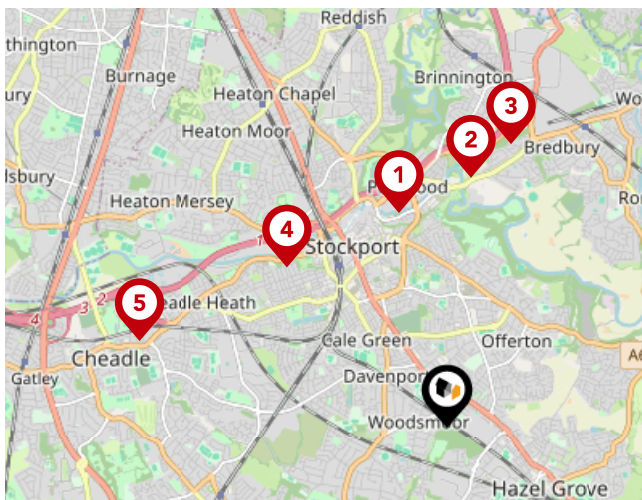


		Nursery	Primary	Secondary	College	Private
	<b>Banks Lane Junior School</b> Ofsted Rating: Good   Pupils: 352   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazel Grove Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dial Park Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lisburne School</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cale Green Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ambrose Catholic Primary School</b> Ofsted Rating: Good   Pupils: 176   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adswold Primary School</b> Ofsted Rating: Good   Pupils: 319   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.18 miles
2	Davenport Rail Station	0.57 miles
3	Hazel Grove Rail Station	1.06 miles



## Trunk Roads/Motorways

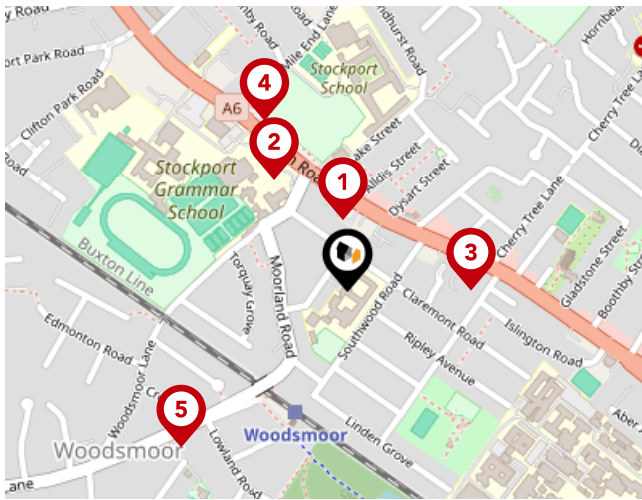
Pin	Name	Distance
1	M60 J27	1.95 miles
2	M60 J26	2.23 miles
3	M60 J25	2.58 miles
4	M60 J1	2.01 miles
5	M60 J2	2.83 miles



## Airports/Helipads

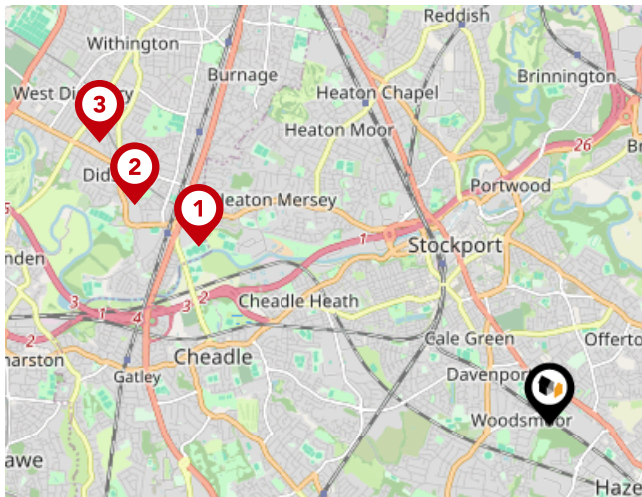
Pin	Name	Distance
1	Manchester Airport	5.79 miles
2	Leeds Bradford Airport	38.61 miles
3	Speke	29.73 miles
4	Highfield	45.79 miles





## Bus Stops/Stations

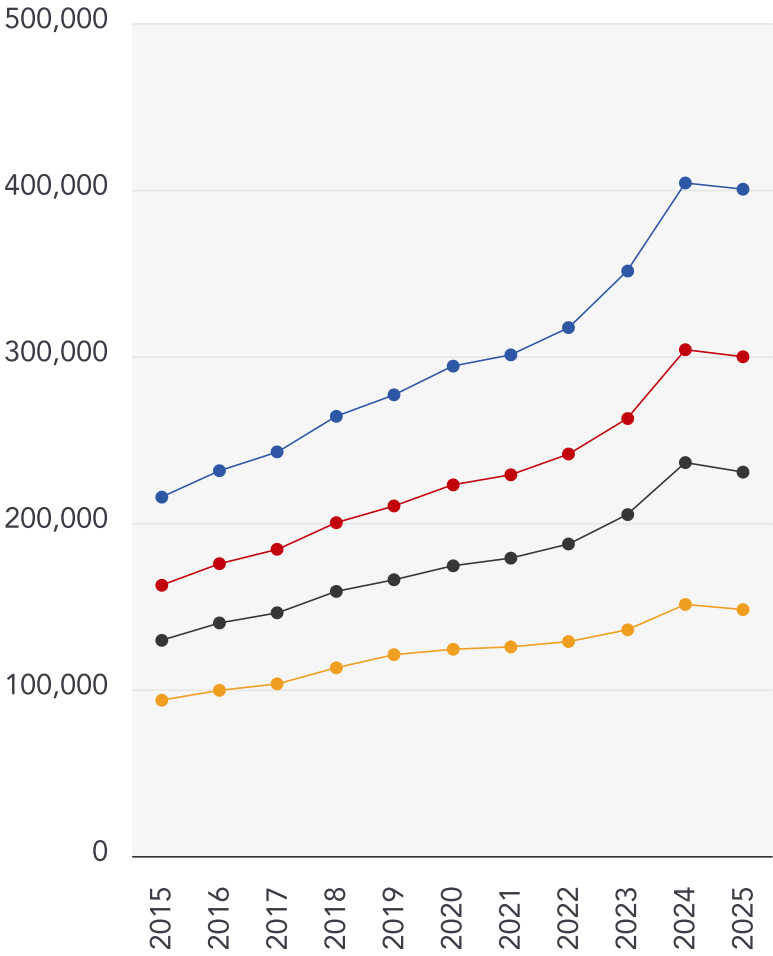
Pin	Name	Distance
1	Woodsmoor Lane	0.08 miles
2	Stockport Grammar School	0.15 miles
3	Cherry Tree Lane	0.14 miles
4	Buxton Lane	0.21 miles
5	Moorland Road	0.25 miles



## Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.49 miles
2	Didsbury Village (Manchester Metrolink)	4.16 miles
3	West Didsbury (Manchester Metrolink)	4.71 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

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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

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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

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#### Edward Mellor

182 London Road Hazel Grove Stockport  
SK7 4DQ  
0161 456 6000  
aaron.lambert@edwardmellor.co.uk  
www.edwardmellor.co.uk

