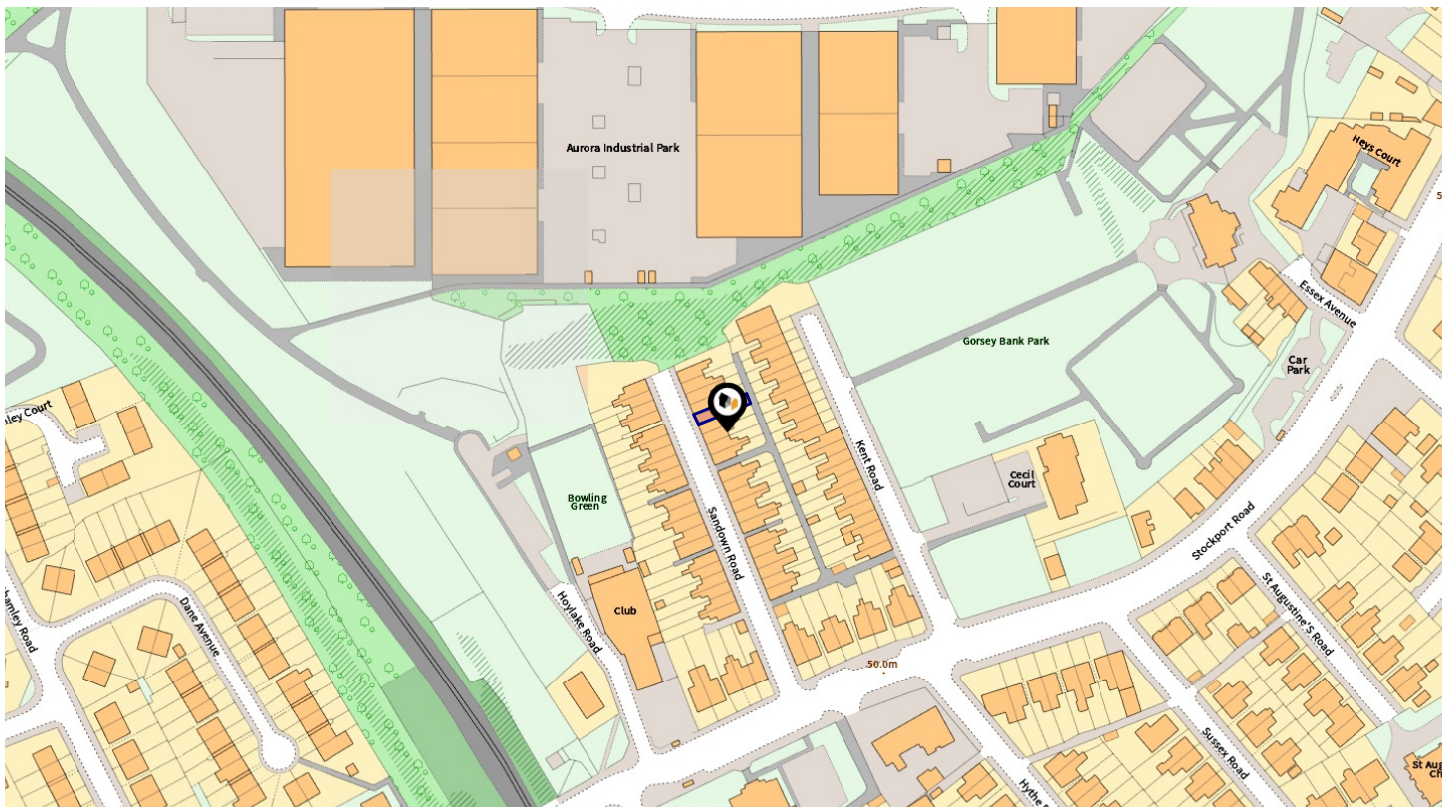




KEY FACTS FOR BUYERS

Sandown Road, Stockport, SK3

December 2021



A guide to this property and the local area

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PROPERTY OVERVIEW

SANDOWN ROAD, STOCKPORT, SK3



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Terraced
2 Bedrooms

Floor Area: 700.00 ft²
65.03 m²

Plot Size: 0.02 acres

Council Tax Band: A

Annual Cost: £1,372.77

Land Registry
Title Number: CH85719

Tenure: Freehold

£/sqft: £85.00

AREA KEY FACTS

Local Authority: STOCKPORT

Flood Risk: Very Low

Conservation Area: No


Predicted Broadband Speeds

Basic: 7 Mbps

Superfast: 78 Mbps

Ultrafast: 1000 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PROPERTY OVERVIEW

PHOTO GALLERY



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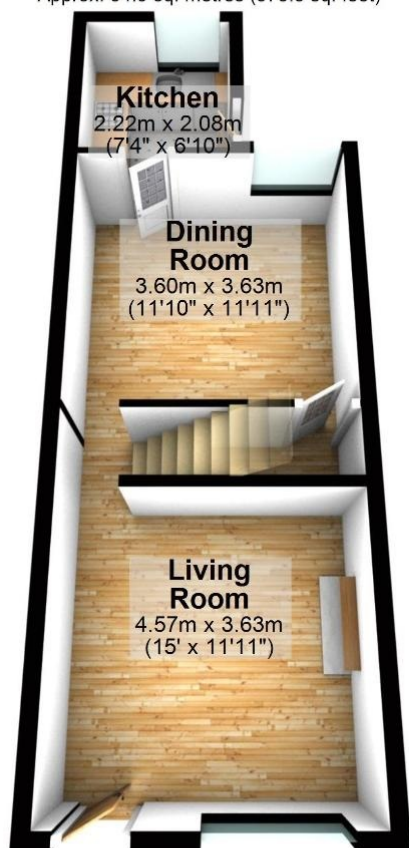
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PROPERTY OVERVIEW

FLOORPLANS

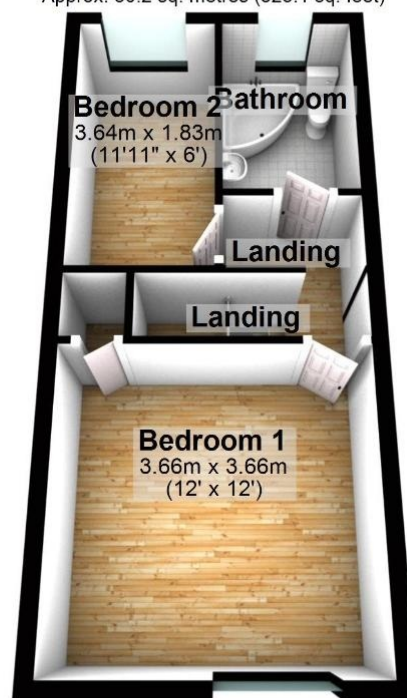
Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 65.1 sq. metres (700.4 sq. feet)

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10th December 2021

SOLD ON YOUR STREET

SINCE 1995

37, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
19/11/2020	£155,000
02/10/2017	£121,000
8, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
16/09/2020	£134,000
25, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
10/07/2020	£147,500
18/10/2010	£93,000
6, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
07/05/2020	£154,650
30, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
01/04/2019	£147,000
05/09/2014	£116,000
07/06/2013	£75,000
10, Sandown Road, Sandown Road - Semi-Detached House	
Dates Sold	Price
21/08/2018	£148,000
12/06/2007	£119,000
4, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
31/07/2018	£145,000
26/10/2012	£65,000
13, Sandown Road, Sandown Road - Semi-Detached House	
Dates Sold	Price
14/03/2018	£153,000
04/01/2008	£124,995

29, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
28/02/2018	£132,000
12/03/2010	£106,000
26/03/2004	£89,500
21, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
29/09/2017	£125,000
06/08/2004	£108,000
7, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
19/07/2017	£123,000
40, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
20/05/2016	£105,000
29/05/2007	£104,000
23, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
29/03/2016	£125,000
31, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
11/11/2015	£110,000
22, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
27/02/2015	£104,000
30/07/2004	£116,500
5, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
12/06/2014	£116,000
30/05/2006	£120,000
05/12/2003	£92,000

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10th December 2021

SOLD ON YOUR STREET

SINCE 1995

9, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
30/05/2013	£102,000
33, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
28/09/2012	£80,000
17, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
15/06/2012	£100,000
29/06/2005	£95,000
36, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
24/06/2008	£131,950
02/11/2006	£125,000
14/03/2006	£93,000
18, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
29/02/2008	£125,000
30/03/2004	£91,500
2, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
20/12/2007	£122,000
16, Sandown Road, Sandown Road - Semi-Detached House	
Dates Sold	Price
08/05/2007	£109,950
1, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
16/11/2006	£121,000
23/07/2004	£108,450

20, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
05/05/2006	£128,000
41, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
24/02/2006	£126,500
35, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
21/02/2006	£98,500
24, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
19/12/2005	£120,000
26, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
01/07/2005	£98,500
39, Sandown Road, Sandown Road - Terraced House	
Dates Sold	Price
31/05/2005	£112,000
07/01/2005	£79,500

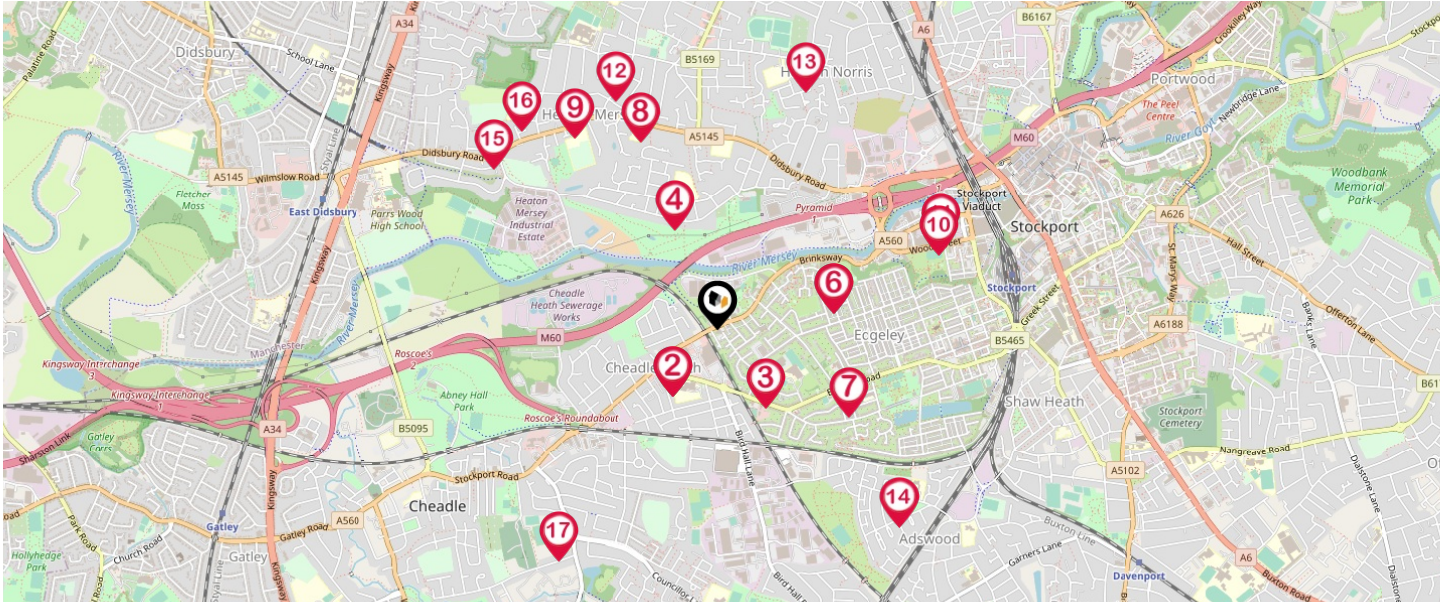
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The Pendlebury Centre	Outstanding	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cheadle Heath Primary School	Good	342	0.27 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stockport Academy	Good	941	0.33 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mersey Vale Primary School	Outstanding	230	0.38 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lark Hill Primary School	Requires improvement	156	0.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lark Hill Nursery School	Outstanding	63	0.43 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Alexandra Park Primary School	Outstanding	421	0.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Winifred's Roman Catholic Primary School, Stockport	Outstanding	408	0.71 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Didsbury Road Primary School	Outstanding	509	0.84 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hollywood Park Nursery School	Outstanding	86	0.84 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Progress Schools - Stockport	Good	13	0.86 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Freshfield Nursery School	Good	113	0.88 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Norris Bank Primary School	Good	416	0.9 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bridge Hall Primary School	Good	186	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Stella Maris School	Good	56	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St John's Church of England Primary School	Good	212	0.98 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Meadowbank Primary School	-	460	0.98 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

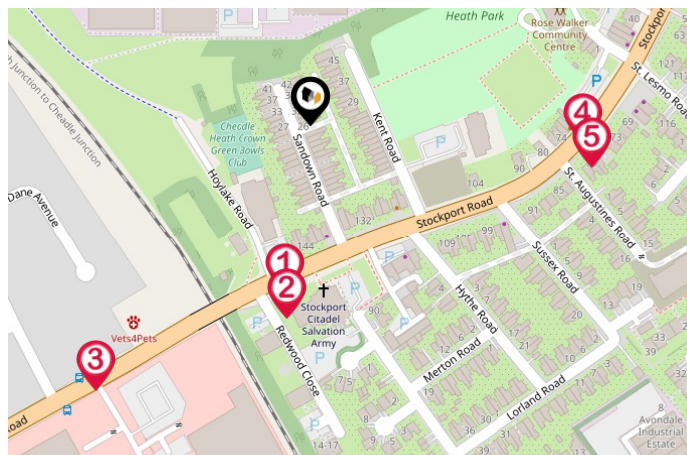
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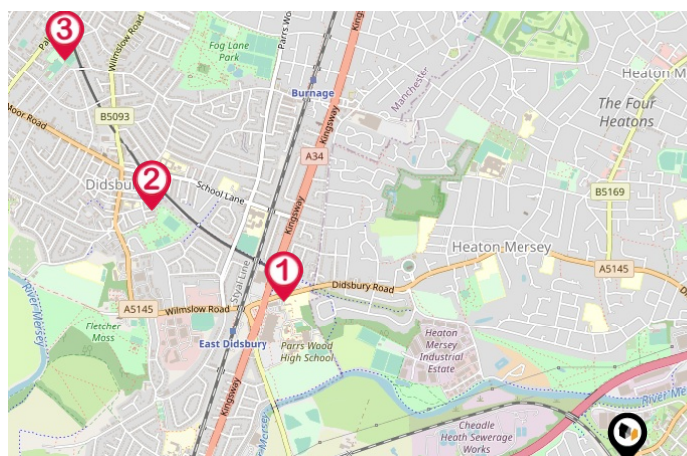
LOCAL AREA

NEAREST TRANSPORT LINKS



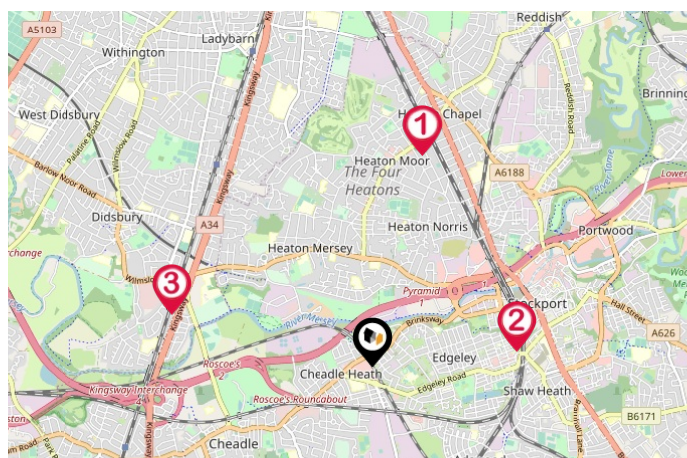
BUS STOPS/STATIONS

- 1 - Hoylake Road | 0.07 miles
- 2 - Hoylake Road | 0.09 miles
- 3 - Swythamley Road | 0.15 miles
- 4 - St Lesmo Road | 0.12 miles
- 5 - St Lesmo Road | 0.13 miles



LOCAL CONNECTIONS

- 1 - East Didsbury (Manchester Metrolink) | 1.32 miles
- 2 - Didsbury Village (Manchester Metrolink) | 1.89 miles
- 3 - West Didsbury (Manchester Metrolink) | 2.43 miles



NATIONAL RAIL STATIONS

- 1 - Heaton Chapel Rail Station | 1.55 miles
- 2 - Stockport Rail Station | 1.05 miles
- 3 - East Didsbury Rail Station | 1.44 miles

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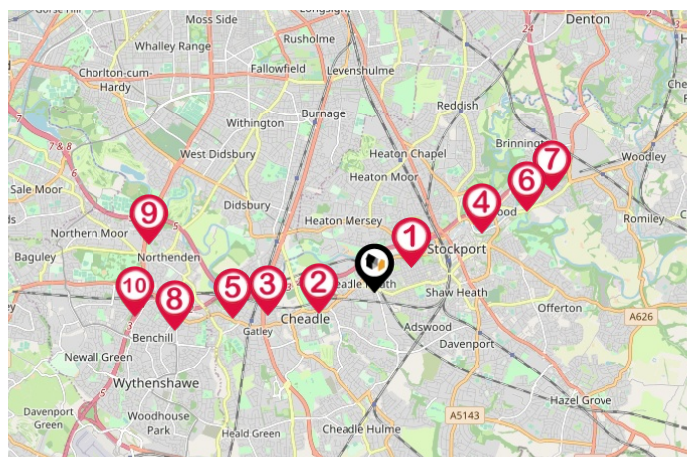
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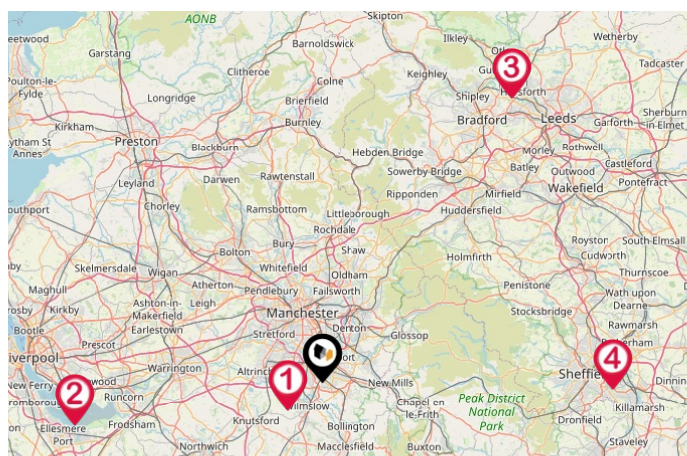
LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M60 J1 | 0.69 miles
- 2 - M60 J2 | 0.78 miles
- 3 - M60 J3 | 1.48 miles
- 4 - M60 J27 | 1.78 miles
- 5 - M60 J4 | 1.97 miles
- 6 - M60 J26 | 2.49 miles
- 7 - M60 J25 | 2.95 miles
- 8 - M56 J2 | 2.81 miles
- 9 - M60 J5 | 3.2 miles
- 10 - M56 J3A | 3.34 miles



AIRPORTS/HELIPADS

- 1 - Manchester Airport | 4.57 miles
- 2 - Liverpool John Lennon Airport | 27.9 miles
- 3 - Leeds Bradford International Airport | 38.77 miles
- 4 - Sheffield City Airport | 33.23 miles

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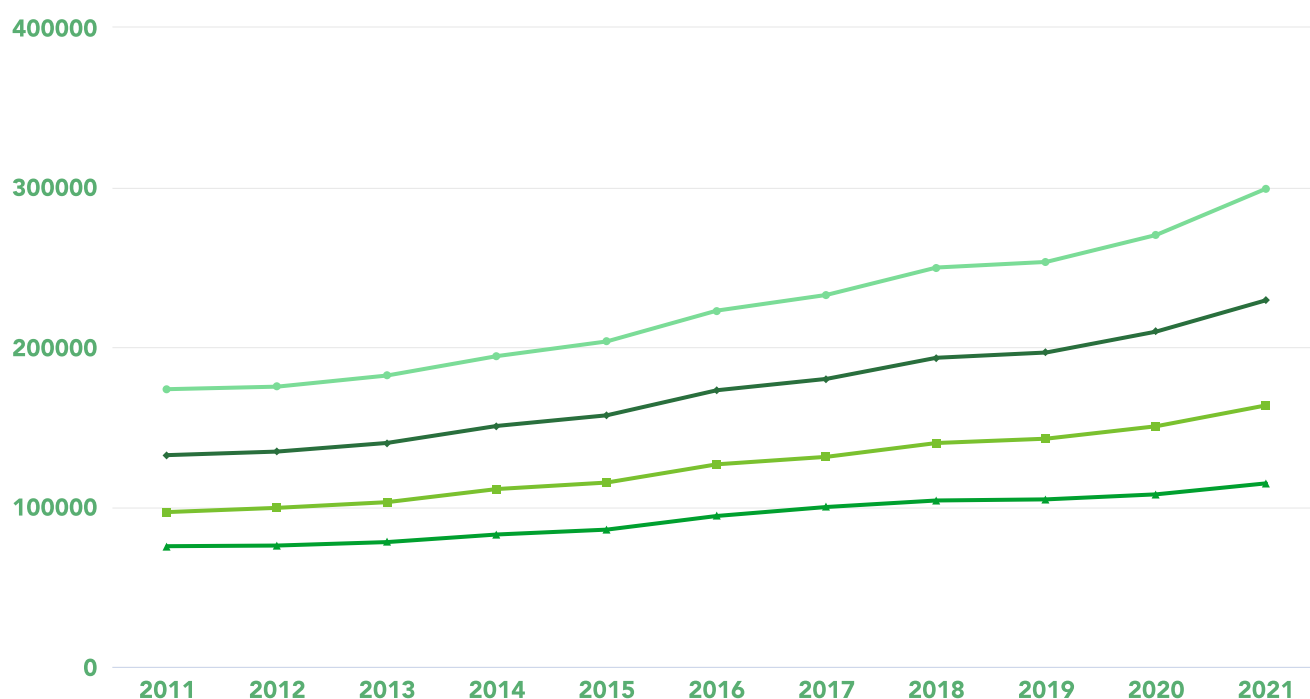
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR SK3

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 52.07%



TERRACED
+ 68.92%



SEMI-DETACHED
+ 73.14%



DETACHED
+ 72.19%

£170,000

Asking Price

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MAURICE KILBRIDE ESTATE AGENTS

About Us

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

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TESTIMONIALS

WHAT OUR CLIENTS THINK

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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DATA QUALITY

Maurice Kilbride Estate Agents is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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