



3 bed semi-detached house to buy in SK6

Cherry Tree Close, Stockport, Stockport, SK6 4HD

£225,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Vacant Possession
- ✓ Off-road parking for two cars
- ✓ French doors to garden
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Welcome to this spacious three-bedroom semi-detached home, perfectly positioned on a peaceful Cul de sac that overlooks a tranquil green space, offering both a sense of community and privacy.

Step inside to discover a thoughtfully designed interior that blends comfort with practicality. The entrance hall leads you into a spacious living area, where natural light pours in. The adjacent kitchen/ dining space is well-appointed with ample storage space making this a blank canvas for the kitchen of your choice. French doors open seamlessly from the dining area, offering an effortless flow for indoor-outdoor living and enhancing the sense of space.

Upstairs, you will find two generously sized double bedrooms, each offering a restful retreat with plenty of room for wardrobes and personal touches, alongside a well-proportioned single bedroom that could serve as a comfortable guest room, nursery, or a bright and inspiring home office.

The family bathroom is spacious and is perfect for this family home.

Practicality is further enhanced by off-road parking for two cars, ensuring convenience for busy households and visiting guests.

The home's location is ideal for those seeking a balance of peaceful surroundings and accessibility, with Romiley high street and train station just a short 15-minute walk away. Perfect for commuters or those who enjoy the bustle of local shops, cafes, and amenities.

Pull on your shoes and within a mere 15 minutes you are in the centre of Romiley. With eateries galore in and about this area, will you opt for Italian or perhaps a more traditional carvery?

Dog walkers will find a wealth of walks right on your doorstep, thanks to the fields, golf course and woodland. Romiley itself is surrounded by countryside.

Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the local before heading back home.

If you wish to experience the bright lights of Manchester city centre the train station is a steady 15-minute stroll and you will be in the city in under 20 minutes. If you want to head further afield into the Peak District this is also easily achievable by road or rail.

Manchester Airport is 35 minutes' drive away and the motorway network 5 minutes. All in all, you are in the perfect spot to enjoy your immediate countryside surroundings or for exploring the North-West and beyond.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

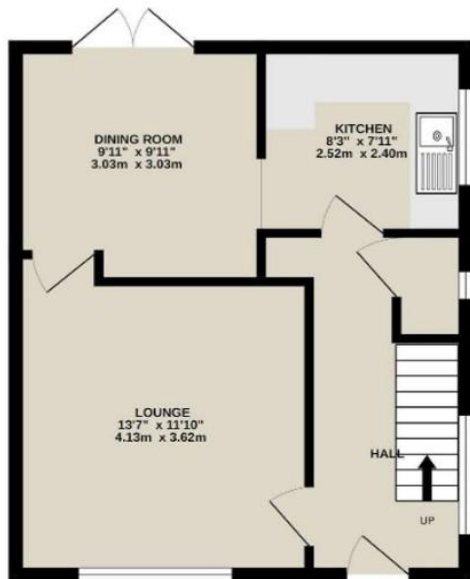
Heating: Gas

Electric: National Grid

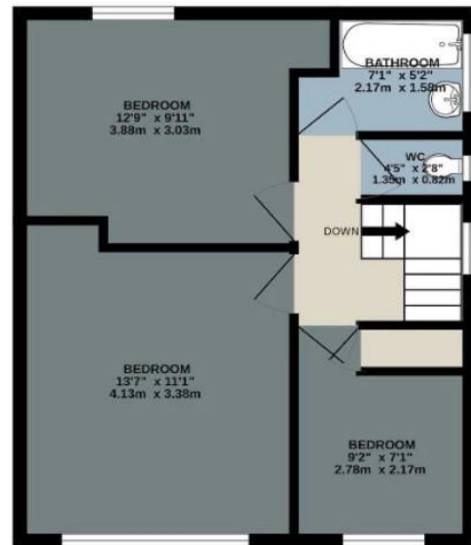
Water: Direct mains water

Sewerage: Standard UK domestic

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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