



31 Sandy Lane

ST5 0LX

Offers Over £490,000



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STEPHENSON BROWNE

Stunning traditional semi-detached residence nestled within the highly regarded Sandy Lane. This fabulous property is in impeccable order and is beautifully presented throughout with a perfect blend of modern and traditional features. Attention to detail is second to none!

As you step inside you are greeted by a welcoming hallway providing access to principal rooms. Dual aspect and generous lounge area, with living flame gas fire and marble surround with and French doors leading out onto the garden area. Stunning, high specification, modern fitted kitchen with Velux windows and a vast range of wall and base units in a modern and contemporary style, integrated dishwasher, miele oven and microwave/steam oven and marble worktops and breakfast bar. French doors also lead out onto rear garden. The extension also contains a large utility room with fitted units and downstairs shower room and also provides access to the integral garage. There is also a second reception/dining room providing ample and well configured space for the whole family!

To the first floor there are four double bedrooms with a modern fitted ensuite to bedroom one and all bedrooms are equipped with fitted wardrobes. All bedrooms are serviced by a luxurious three piece family bathroom suite featuring under floor heating.

Externally the property boasts a large, traditional cobbled stone driveway fronted by Macclesfield Stone wall with double electric, wooden entrance gates providing extra security and adding to the kerb appeal of this beautiful home. Double garage with electric roller shutter door. To the rear of the property is a low maintenance and attractive courtyard style rear garden area.

A truly stunning home in a well-regarded location in close proximity to the Brampton conservation area, town centre, schools and local amenities. An absolute must see!

Call Stephenson Browne to arrange your viewing!

Council Borough: Newcastle-Under-Lyme
Council Tax Band: D
Tenure: Freehold



Ground Floor

Entrance Hall

Dining Room

10'11" x 9'8"

Kitchen

17'6" x 13'4"

Lounge

18'5" x 10'9"

Shower Room

Utility

11'4" x 6'7"

Garage

17'2" x 17'1"

First Floor

Landing

Bedroom 1

13'1" x 10'7"

Ensuite

7'4" x 4'11"

Family Bathroom

9'3" x 7'4"

Bedroom 2

15'1" x 9'8"

Bedroom 3

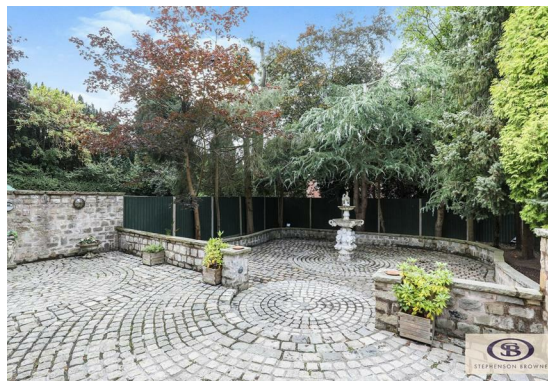
16'7" x 10'4"

Bedroom 4

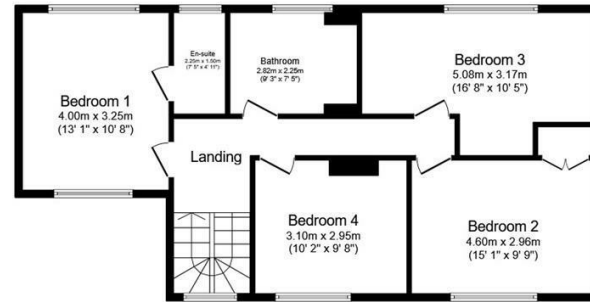
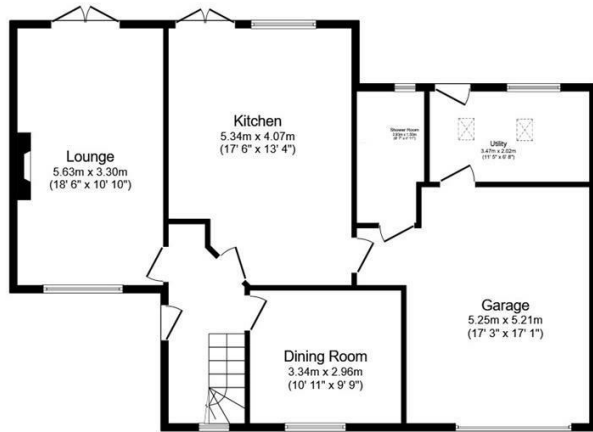
10'2" x 9'8"



- Truly Stunning Extended Semi Detached Residence
- Modern High Specification Fitted Kitchen
- Utility Room
- Dual Aspect Lounge and Separate Reception Room/Dining Room
- Downstairs Shower Room
- Intergral Garage with Electric Roller Shutter Door
- Four Double Bedrooms all benefiting from Fitted Wardrobes and Ensuite to Master Bedroom
- Solar Panels (Owned)/ New Integral Doors Throughout
- Luxury Family Bathroom Suite
- Large Driveway with Electric Gates and Rear low maintenance courtyard style garden area.



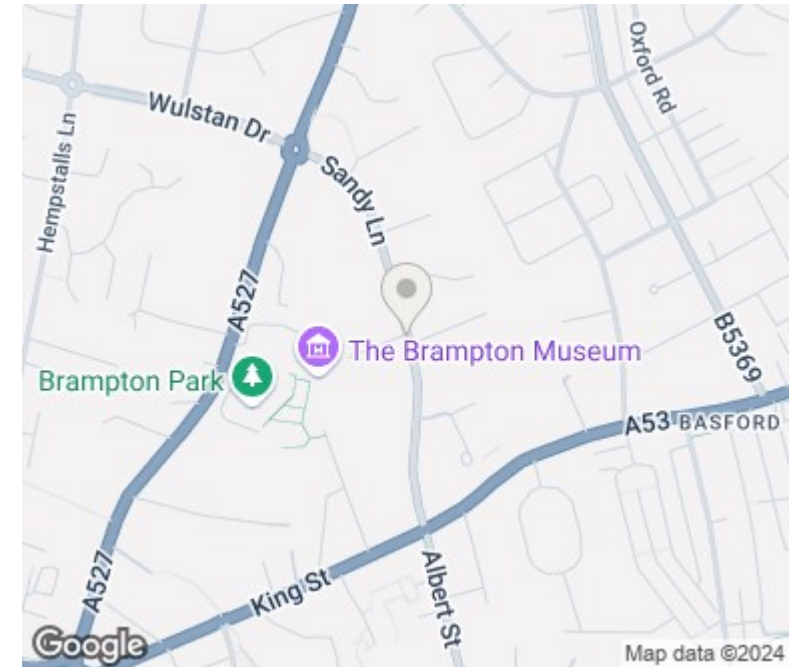
Floor Plan



Total floor area 165.1 m² (1,777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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