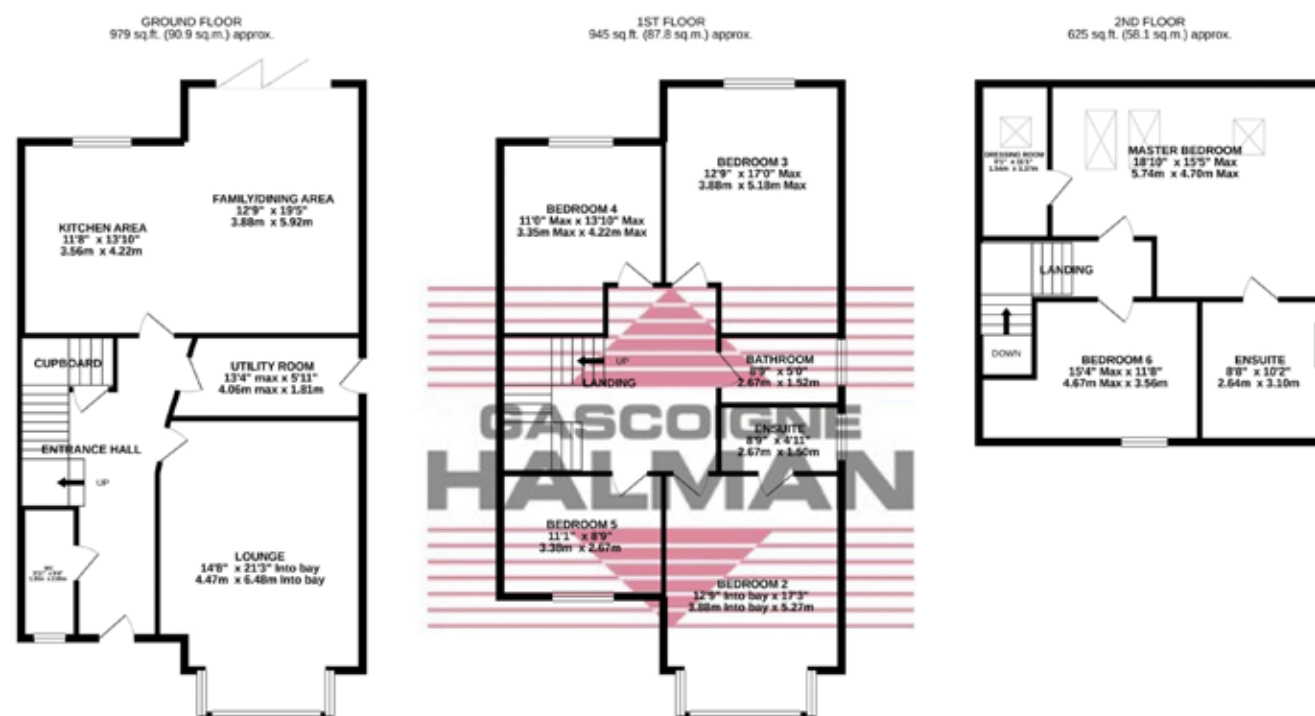


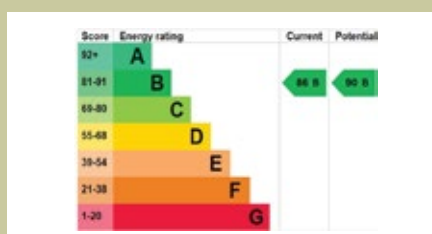
**2 SANDY LANE**  
Romiley  
**£775,000**



**TOTAL FLOOR AREA: 2549 sq ft. (236.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**THE AREAS LEADING ESTATE AGENCY**

**Marple Bridge**  
10, Town Street, MARPLE BRIDGE SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



A substantial six bedroom luxury home extending to 2600 sq ft (approx.) Offering spacious family accommodation recently constructed to an extremely high specification. Located in an exclusive enclave at the heart of the sought after Romiley village. NO ONWARD CHAIN.

**GASCOIGNE HALMAN**



- Stunning family home in a central location
- Recently constructed & within the BLP 10 Year new build warranty.
- Exclusive development of just four houses
- Accommodation extending to 2600 sq ft (approx.)
- Generous reception hall
- Lounge with woodburning stove

- High specification kitchen
- Family/dining room with bi-fold doors
- Large open plan family dining kitchen
- 6 bedrooms (2 en suite) & family bathroom
- Ample off road parking
- Large plot with gardens to three sides

**£775,000**

**2 SANDY LANE**

Romiley



#### DESCRIPTION

Constructed to an attractive traditional design inspired by early Edwardian properties and influenced by the Arts and Crafts Movement this substantial semi-detached family home forms part of a select development of just four properties situated in a sought-after and highly convenient location at the heart of Romiley village. The well planned and generously proportioned accommodation offers practical and spacious family living benefiting from a number of outstanding architectural features such as high ceilings and large windows allowing for plenty of natural light. Great care has been taken to the internal detailing of the properties and the kitchen and bathrooms are fitted with stylish contemporary fixtures and fittings which complement the traditional

facade and are bound to impress. In brief the extensive accommodation comprises; oak porch, large entrance hall with downstairs WC and useful cloaks cupboard just off, utility room, bay-fronted lounge with feature fireplace incorporating a cast iron wood burner, stunning kitchen designed by the renowned "Kitchen Design Centre" with Corian work surfaces, Quooker tap, integrated Neff appliances and opening into the large family/dining room with further feature fireplace incorporating a cast iron wood burner and boasting bi-folding door to the garden. To the first floor there is a stunning landing area, four double bedrooms (one with en suite) and the family bathroom. To the second floor there is a further bedroom and an impressive master suite with bedroom area, dressing room and en suite.

Externally, this property benefits from the largest plot within the development. To the front there is lawned gardens with mature trees and landscaped borders, a stone wall to the front boundary of the development provides a high degree of privacy. A large block paved driveway providing private parking and ample turning space. To the rear there are pleasant southerly facing landscaped private garden which is mainly laid to lawn with a patio area accessed from the family/dining kitchen. Attractive Karndean flooring runs through the hall and living kitchen area. The patio area continues to the side of the property where there is further garden space and room for a shed/garden store.

#### LOCATION

Romiley offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

#### DIRECTIONS

POSTCODE : SK6 4NE

#### TENURE

Freehold. Subject to confirmation by Solicitors.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Stockport MBC. Council Tax Band : F

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**