



Sandy Lane, Romiley. SK6 4NQ

This magnificent FIVE DOUBLE bedroom Edwardian home is presented to exacting standards with beautifully presented rooms displaying a wealth of original features. Built in 1910 the house has a fabulous garden with raised deck area and double garage, which coupled with the generous sized accommodation is sure to interest someone with a growing family. Featuring an impressive entrance hall with a cloakroom/WC, two stylish reception rooms, each with ornate coving and a modern fitted kitchen diner which leads to a utility room. The first floor landing gives access to 4 double bedrooms there is a luxury bathroom with separate shower enclosure. A staircase leads to a second floor Master bedroom with fitted wardrobes and additional modern shower room. Full of charm and character this stunning home has continued to be thoughtfully modernised and maintained to an extremely high standard. Take a look - you will not be disappointed. EPC rating TBC. Council Tax Band: E. Tenure Freehold.

Offers in Excess of £750,000



ENTRANCE HALL

19' 4" x 8' 3" (5.89m x 2.51m)

LIVING ROOM

15' 0" x 12' 4" (4.57m x 3.76m)



MASTER BEDROOM

20' 10" x 14' 0" (6.35m x 4.26m)



ENSUITE SHOWER ROOM

9' 11" x 6' 1" (3.02m x 1.85m)



SITTING ROOM

17' 8" x 12' 10" (5.38m x 3.91m)



MODERN FAMILY BATHROOM

10' 2" x 8' 4" (3.10m x 2.54m)



FITTED KITCHEN DINER

18' 2" x 13' 6" (5.53m x 4.11m)



WC

5' 6" x 2' 8" (1.68m x 0.81m)

UTILITY ROOM

13' 10" x 6' 5" (4.21m x 1.95m)

BEDROOM TWO

14' 4" x 13' 8" (4.37m x 4.16m)



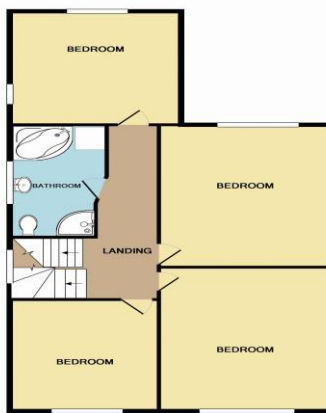
BEDROOM THREE

15' 0" x 12' 8" (4.57m x 3.86m)

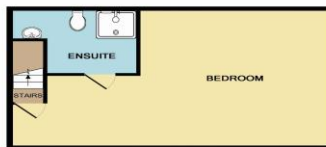


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 2368 SQ. FT. (220.0 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error. Dimensions to the nearest 1/8". It is advised that all dimensions should be checked on site by the prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given.
Mapox with Metroplex 02012 777 777



1ST FLOOR



2ND FLOOR

BEDROOM FOUR

14' 4" x 12' 8" (4.37m x 3.86m)



BEDROOM FIVE

12' 4" x 11' 4" (3.76m x 3.45m)



