



Sandy Lane, Romiley, SK6 4NH

A stunning family home enjoying a highly sought-after location. This period detached home is presented to exacting standards and features a wealth of quality fixtures and fittings throughout that any discerning purchaser will appreciate. With spacious accommodation this family home is located in a premier location close to Romiley Village and Railway Station, Romiley Golf Club and Greave and Romiley Primary Schools. The property has an elevated position set back from Sandy Lane with plenty of off-road parking and colourful, private gardens. Featuring: entrance porch, entrance hall with oak flooring extending to the dining room and conservatory, lounge, contemporary styled high gloss fitted dining kitchen with certain integral appliances, utility room, ground floor shower/wet room, cont'd..

Price Guide: £595,000



..... first floor landing, 4 bedrooms and luxury bathroom. Gas central heating is installed along with uPVC double glazing and solar panels to the rear elevation of the roof. Tenure: Freehold. Council Tax Band: F. EPC rating: C.

ENTRANCE PORCH

ENTRANCE HALL

12' 6" x 9' 1" (3.81m x 2.77m)



LOUNGE

15' 7" x 10' 10" (4.75m x 3.30m)



DINING ROOM

12' 6" x 12' 4" (3.81m x 3.76m)



CONSERVATORY

11' 10" x 9' 6" (3.60m x 2.89m)



FITTED DINING KITCHEN

22' 5" x 10' 0" (6.83m x 3.05m)



UTILITY ROOM

9' 5" x 6' 0" (2.87m x 1.83m)



SHOWER/WET ROOM

FIRST FLOOR LANDING

BEDROOM ONE

15' 8" x 11' 0" (4.77m x 3.35m)



BEDROOM TWO
12' 7" x 12' 2" (3.83m x 3.71m)



BEDROOM THREE
9' 11" x 9' 3" (3.02m x 2.82m)

BEDROOM FOUR
10' 0" x 5' 10" (3.05m x 1.78m)

FAMILY BATHROOM
6' 9" x 5' 8" (2.06m x 1.73m)



GROUND FLOOR

OUTSIDE



1ST FLOOR



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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