

ANY
PART EXCHANGE
WELCOME



Sandy Lane

Romiley, SK6 4NH

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Sandy Lane, Romiley, SK6 4NH

Welcome to this stunning detached family home situated on the highly sought-after Sandy Lane in the charming area of Romiley. Offering a perfect blend of modern comfort and timeless elegance, this home is ideal for families looking for spacious living in a prime location. Nestled within a friendly community and surrounded by picturesque landscapes, it's a home that truly has it all.

Upon entering this delightful home, you are welcomed into an inviting porch area, perfect for storing coats and shoes. From here, you step into the bright and airy hallway, setting the tone for the warmth and space that flows throughout the property.

To the right, you'll find the spacious double-aspect living room, filled with natural light from its large windows. At its heart is a warm electric fire, serving as a stunning focal point and adding a cosy touch to the space. The built-in media wall enhances the room's functionality, making it a perfect spot for family gatherings and relaxation.

Heading into the dining room, you'll discover a versatile space that's perfect for breaking up everyday living. Whether used for family meals, entertaining, or as a multi-purpose area, this room adapts to your needs. A charming gas fire adds to the warm ambiance, ensuring a sincere and inviting atmosphere throughout.

Through the dining room's double doors, you step into the bright and airy conservatory. This useful space can be used as a snug, playroom, or tailored to suit your needs. Flooded with natural light, it offers a tranquil setting with direct access to the large garden, seamlessly blending indoor and outdoor living.

Next, we enter the kitchen, a bright and stylish double-aspect space designed to meet all your culinary needs. This modern fitted kitchen boasts ample storage and room for a dining table, making it a practical and social hub of the home. It features high end integrated appliances, including a dishwasher, induction hob, extractor fan, oven, microwave, food warmer, fridge, and freezer. The centrepiece is a charming double sink unit with views overlooking the garden, creating a delightful environment for cooking and entertaining.

Off the kitchen, you'll find the utility room, an ideal space for managing everyday chores. It provides additional storage, as well as access to both the back and front gardens for added convenience. From the utility room, there's also a handy downstairs shower room, perfect for busy family living or when entertaining guests.

Heading upstairs, you are welcomed by an expansive and bright landing that serves as the central hub of the upper floor. This level displays four generously sized double bedrooms, each offering generous space and versatility. The main bedroom is a standout feature, with windows to both the front and rear, flooding the room with natural light. Completing the upstairs is a modern fitted bathroom, providing a stylish and functional space for the whole family.







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The outside of this home is just as impressive as the interior. To the front, a spacious driveway accommodates several vehicles, complemented by a large storage area to the left of the property. Framed by mature trees and offering a charming outlook, the front of the home exudes curb appeal. Convenient side access on both sides leads to the stunning rear garden, a beautiful south-east-facing space. Here, you'll find a well-maintained lawn and a decking area, perfect for alfresco dining or relaxing in the sunshine. Adding to its appeal, the home is equipped with fitted solar panels, making it both eco-friendly and cost-effective. Situated in an excellent location, this home is within the catchment area for outstanding schools, making it perfect for families. Just a stone's throw from the heart of Romiley, you'll have easy access to a variety of daily conveniences, shops, and amenities. For those who love the outdoors, Werneth Low is nearby, offering stunning countryside walks and the chance to immerse yourself in nature's tranquillity.

The Current Owners Love:

- The house has great natural light, there are plenty of windows where the sunlight floods the rooms making it a bright space to live in.
- It is such a friendly neighbourhood with a lovely community feel, great neighbours and great for kids with the location with the walks and local parks and schools.
- We love privacy and this house offers so much of it but also providing gorgeous views of the hills.

We Have Noticed:

- This home is perfectly situated in an excellent location for families, with top-rated schools nearby, making the school run a breeze. It's also just a stone's throw from the charming village of Romiley, where you'll find a wide range of amenities, including local shops, cafes, bars, and restaurants.
- The eco-friendly features of this home make it an ideal choice for those looking to save on energy costs while reducing their environmental impact. With fitted solar panels, this property helps you harness the power of the sun to generate energy, ultimately lowering utility bills and increasing your home's sustainability. This energy-efficient addition not only benefits your pocket but also contributes to a greener, more eco-conscious lifestyle.
- This modern, turn-key home is ready for you to move straight in and start enjoying. With its stylish interiors and contemporary finishes, it requires no work or renovations. The south-east facing garden is a fantastic addition, offering plenty of natural sunlight throughout the day





Key Features:

- ANY PART EXCHANGE WELCOME
- Four bedroom, Two bathroom DETACHED family home
- SOUTH-EAST facing garden for that all day sun
- Excellent location for the charming village of Romiley
- ECO Friendly home with an EPC grade C
- Versatile living accommodation for all the family
- Situated on a large plot from front to back
- Turn Key home ready to move straight into

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1723

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Porch 4'5" x 7'0" (1.35m x 2.13m)

Hallway 13'0" x 10'0" (3.96m x 3.05m)

Storage 3'1" x 5'11" (0.94m x 1.8m)

Living Room 11'0" x 16'0" (3.35m x 4.88m)

Dining Room 13'0" x 13'0" (3.96m x 3.96m)

Sitting Room 13'0" x 10'0" (3.96m x 3.05m)

Kitchen 12'0" x 23'0" (3.66m x 7.01m)

Utility Room 9'5" x 10'0" (2.87m x 3.05m)

Shower Room 6'5" x 4'0" (1.96m x 1.22m)

FIRST FLOOR

Landing 16'7" x 13'0" (5.05m x 3.96m)

Bedroom One 11'0" x 16'0" (3.35m x 4.88m)

Bedroom Two 13'0" x 13'0" (3.96m x 3.96m)

Bedroom Three 12'0" x 10'0" (3.66m x 3.05m)

Bedroom Four 12'0" x 5'11" (3.66m x 1.8m)

Bathroom 8'5" x 7'1" (2.57m x 2.16m)



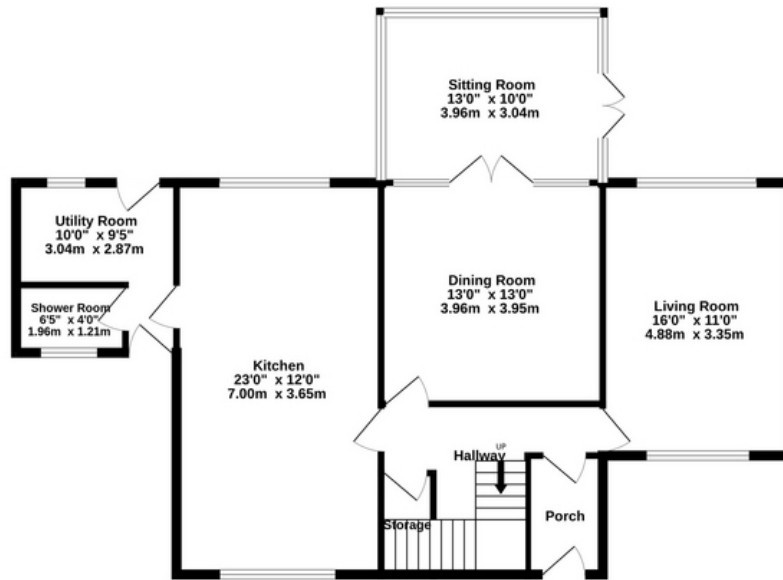
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
England, Scotland & Wales		EU Directive 2002/91/EC



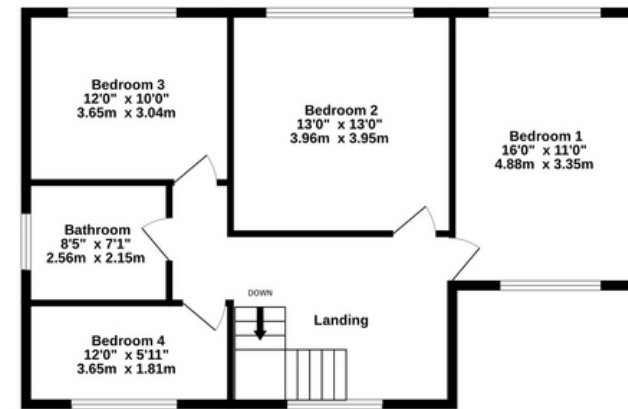


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
973 sq.ft. (90.4 sq.m.) approx.



1st Floor
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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