

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

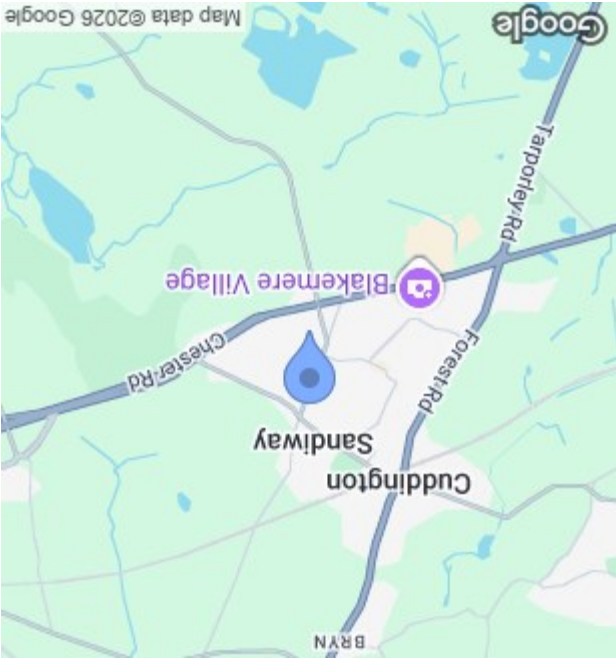
For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

24 St John's Way, Sandiway  
Approximate Gross Internal Area:  
1198 sq.ft 111 sq.m



Energy Efficiency Rating	
Potential	Current
(92 plus) A	85
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

EU Directive 2002/91/EC  
England & Wales  
Not energy efficient - higher running costs



Approached via a brick-paved driveway and set behind established planting, the property enjoys a peaceful position within one of Sandiway's most desirable residential settings. The attractive façade and mature landscaping create an immediate sense of privacy, while a detached garage and driveway provide practical day-to-day convenience.

Stepping inside, the care and attention invested in the home quickly become apparent. A welcoming entrance hall introduces the calm, considered style that continues throughout, creating a home that feels both comfortable and beautifully maintained.

At the heart of the house is an impressive open-plan arrangement of living and dining spaces designed around the way modern families live.

Natural light floods through wide bi-fold doors at the rear, drawing the garden into the home and creating an effortless connection between inside and out. The living area centres around a character fireplace, creating a natural focal point for quieter evenings, while the dining space comfortably accommodates larger gatherings and family celebrations alike.

The overall layout feels sociable yet practical, allowing everyday life to flow naturally from one space to the next.

Positioned to the front of the property, the kitchen balances contemporary styling with everyday functionality.

Handleless cabinetry, sleek work surfaces, and integrated appliances create a clean, uncluttered aesthetic, while thoughtful storage and generous preparation space make it equally suited to busy family mornings and relaxed weekend cooking. Feature tiling adds character and colour, creating a space that feels both practical and individual.

A cloakroom completes the ground floor accommodation.

The first floor provides three well-proportioned bedrooms, each enjoying its own personality and outlook. The principal bedroom offers a calm and restful retreat, complete with fitted storage and a contemporary en-suite shower room. Two further bedrooms provide flexible accommodation for children, guests, or home working, supported by a modern family bathroom finished in neutral tones.

Occupying the entire upper level, the second floor is one of the home's most versatile features.

This substantial fourth bedroom offers space for additional dressing and study areas and could equally serve as a teenager's suite, guest accommodation, home office, hobby room, or second sitting room depending on individual requirements. Natural light from skylights and dormer windows enhances the feeling of space, while useful storage areas add further practicality.

Outside, the rear garden has been thoughtfully landscaped to create a private outdoor retreat.

Extensive porcelain paving extends directly from the living space, forming a natural setting for outdoor dining, entertaining and summer evenings with friends and family. Raised planting beds, mature specimen trees and established greenery soften the space throughout the seasons, creating a peaceful environment that feels wonderfully secluded.

