



Sandy Lane, Romiley, SK6 4NH

IDEAL FOR ANYONE SEEKING A SELF-CONTAINED ANNEX! This elevated, detached bungalow has been extended over the years to provide spacious and versatile accommodation that currently includes a self-contained annex that provides a spacious living room, fitted kitchen, double bedroom and large en-suite shower room. The remaining accommodation includes four bedrooms (one with an adjoining box room that used to form part of the bedroom), a stunning 22ft recently fitted kitchen, lounge, spacious entrance hall and shower room. Outside there is a detached garage, a garden room and store and a private, low maintenance rear garden in addition to a lawned front garden. Elevated and set back from the ever-popular Sandy Lane and just a short walk from the Village centre.

Price Guide: Offers Over £550,000



Tenure: Freehold.
EPC rating: to follow
Council Tax Band: F

ENTRANCE HALL

11' 2" x 11' 2" (3.40m x 3.40m)

LOUNGE

14' 4" x 10' 6" (4.37m x 3.20m)



LUXURY FITTED KITCHEN

22' 8" x 10' 10" (6.90m x 3.30m)



BEDROOM ONE

12' 4" x 11' 0" (3.76m x 3.35m)



BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.17m)



BEDROOM THREE

14' 9" x 13' 3" max (4.49m x 4.04m)

BOX ROOM

6' 1" x 4' 10" (1.85m x 1.47m)

BEDROOM FOUR/UTILITY

8' 4" x 8' 0" (2.54m x 2.44m)

SHOWER ROOM

6' 5" x 6' 2" (1.95m x 1.88m)



SELF-CONTAINED ANNEX:

SITTING ROOM

14' 7" x 13' 1" (4.44m x 3.98m)



10' 8" x 8' 4" max (3.25m x 2.54m)



11' 4" x 10' 7" (3.45m x 3.22m)



12' 0" x 5' 10" (3.65m x 1.78m)



16' 2" x 8' 4" (4.92m x 2.54m)

9' 0" x 6' 4" (2.74m x 1.93m)

OUTSIDE



VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner
Romiley Office - telephone number 0161 494 5136.



TOTAL FLOOR AREA: 1823,448 (139,442 sq ft) square



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