



## 17 Sandringham Drive, Heaton Mersey, Stockport, SK4 2DE

£375,000

- Detached
- Driveway Parking
- Downstairs WC
- Four Bedrooms
- Private Garden With Patio & Lawn Area
- EPC - C
- Spacious Living Room
- Council Tax Band - D (SMBC)

# 17 Sandringham Drive, Stockport SK4 2DE

Four Bedroom Detached Family Sized Home. Fitted Kitchen. Spacious Lounge/Sitting room and Separate Conservatory/Dining Room. Four Good Sized Bedrooms. Modern Family Shower Room and Downstairs WC. Private Rear Garden. Off Road Parking for Multiple Vehicles. MUST BE VIEWED.



Council Tax Band: D



Joules Estate Agents are delighted to bring to the market this well presented extended four bedroom detached family home.

The property briefly comprises: Entrance porch, spacious lounge/sitting room, fitted kitchen with a range of appliances. The ground floor has been adapted including the rear conservatory extension, downstairs WC, and integral garage conversion to create bedroom four, increasing the living space significantly.

Upstairs you will find three further good sized bedrooms and a spacious shower room.

Outside to the front is a driveway providing off road parking for multiple vehicles and side access to the rear garden. The rear garden is private, has a patio area, and is mainly laid to lawn surrounded by timber fencing.

#### Ground Floor

##### Porch

3.94 x 3.25

##### Living Room

23'4 x 13'9

Measurement increases into stairs. Under stairs storage cupboard. UPVC double glazed window. Access to Bedroom Four, Kitchen and sliding doors leading to the Conservatory.

##### Kitchen

11'8 x 8'7

Fitted kitchen with contrasting worktops and stainless steel sink unit. UPVC door leading to Conservatory.

##### Conservatory

20'7 x 11'7

UPVC double glazed windows and French patio doors. Folding door leading to Downstairs WC.

##### Downstairs WC

4'3 x 3'1

UPVC double glazed window with frosted glass. WC & wash basin.

##### Bedroom Four

16'3 x 7'8

UPVC double glazed window.

##### First Floor

##### Bedroom One

12'8 x 12'2

UPVC double glazed window. Fitted wardrobes and drawers.

##### Bedroom Two

12'8 x 11'2

UPVC double glazed window.

##### Bedroom Three

8'10 x 8'4

UPVC double glazed window.

##### Shower Room

8'3 x 7'1

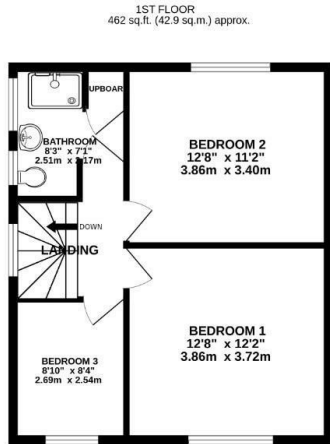
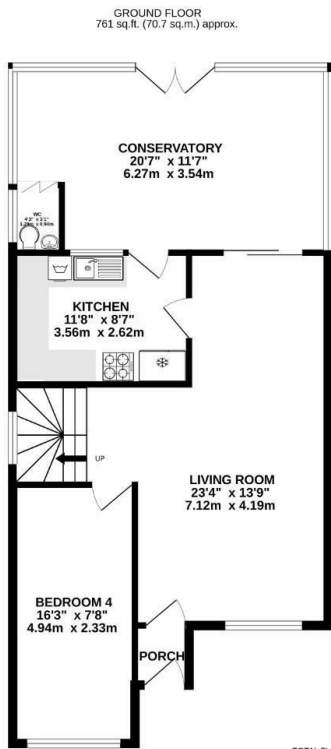
2 x UPVC double glazed window with frosted glass. Shower tray with rainfall shower overhead. Pedestal wash basin and WC. Airing cupboard.

##### Important Notice

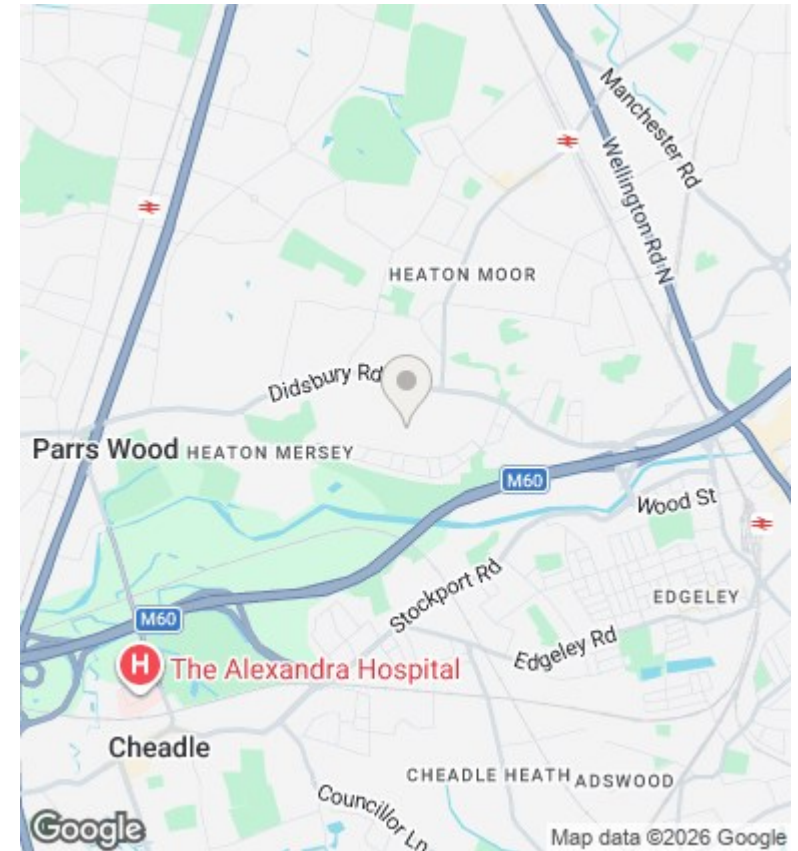
Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.







TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 capability or efficiency can be given.  
 Made with MyPlan ©2026



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	