

mosley jarman

33 Elmsway, Bramhall, SK7 2AN

£425,000

- Spacious detached bungalow
- Two double bedrooms
- Quiet, convenient location
- Immaculately presented
- Extended kitchen / dining area
- Attractive landscaped south westerly facing rear garden
- Off road parking





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£425,000

An immaculately presented spacious two double bedroom detached bungalow situated in a highly sought after, quiet location within a short walk to Bramhall village and train station. The property comprises of; an enclosed porch, spacious hallway with cloakroom; two double bedrooms; a large lounge with marble hearth and inset living flame gas fire; bathroom with white three piece 'Twyfords Pure' suite with a Mira Excel shower over bath and separate w.c.; a beautifully fitted kitchen with an orangery providing fantastic living space which opens on to the south westerly facing beautifully landscaped rear garden. The orangery roof has self cleaning Pilkington Active Blue glazing; storage room housing Vaillant gas combination boiler and storage; rear porch including utility space. The property benefits from UPVC double glazing throughout and cavity wall insulation. Freehold.



TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix @2014

Energy Performance Certificate



33, Elmsway, Bramhall, STOCKPORT, SK7 2AN

Dwelling type:	Detached bungalow	Reference number:	9758-6055-7258-1927-6940			
Date of assessment:	15 August 2013	Type of assessment:	RdSAP, existing dwelling			
Date of certificate:	15 August 2013	Total floor area:	91 m²			
Use this document to:						

Compare current ratings of properties to see which properties are more energy efficient
Find out how you can save energy and money by installing improvement measures

Estimated energy costs	£ 2,523 £ 429					
Over 3 years you could						
Estimated energy costs of this home						
	Current costs	Potential costs	Potential future savings			
Lighting	£ 291 over 3 years	£ 156 over 3 years				
Heating	£ 1,935 over 3 years	£ 1,725 over 3 years	You could save £ 429 over 3 years			
Hot Water	£ 297 over 3 years	£ 213 over 3 years				
Totals	£ 2,523	£ 2,094				

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 227	\bigcirc
2 Low energy lighting for all fixed outlets	£60	£ 115	
3 Solar water heating	£4,000 - £6,000	£ 85	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.