



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



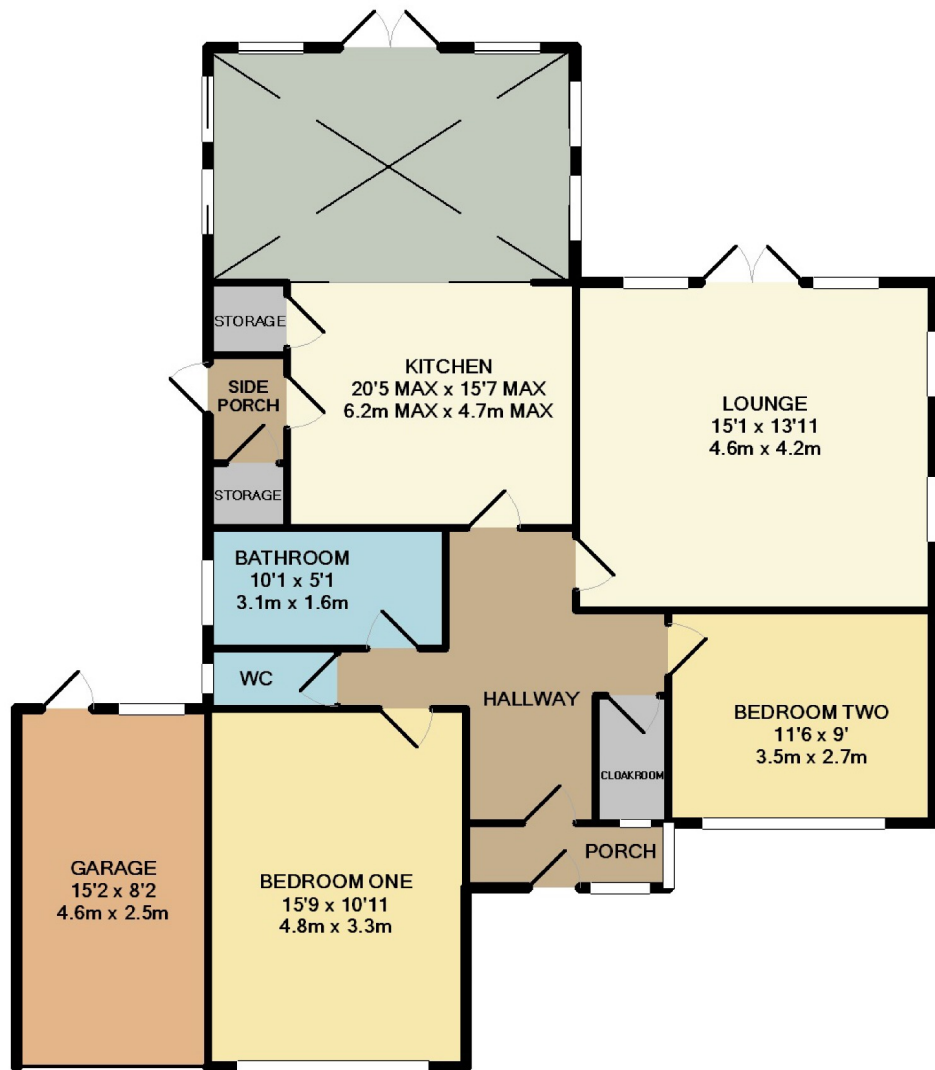


33 Elmsway, Bramhall, SK7 2AN

£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 'Twyford's 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.
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Energy Performance Certificate



33, Elmsway, Bramhall, STOCKPORT, SK7 2AN

Dwelling type: Detached bungalow
Date of assessment: 15 August 2013
Date of certificate: 15 August 2013

Reference number: 9758-6055-7258-1927-6940
Type of assessment: RdSAP, existing dwelling
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

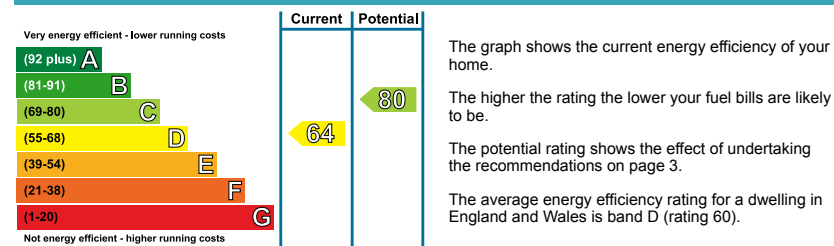
Estimated energy costs of dwelling for 3 years:	£ 2,523
Over 3 years you could save	£ 429

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	
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



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	✓
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.