

ANY
PART EXCHANGE
WELCOME



Elmsway
Bramhall, SK7 2AE

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Elmsway, Bramhall, SK7 2AE

This 1930's detached family home is located in a sought after area in Bramhall. Set across three floors, this spacious home offers substantial accommodation, with a large converted loft space.

The Ground Floor comprises of three reception rooms; a cosy living room, a dining room and the large kitchen that covers the entirety of the house with a great view over the garden from the bay window. The kitchen is also equipped with a modern island breakfast bar, and leads out into the integral garage. The ground floor also benefits from a downstairs WC.

On the First Floor you will find three of the four double bedrooms, two of which benefit from ensuites. There is also a study, a family bathroom and a useful storage room.

The Second Floor features a full loft conversion offering two extra rooms: a large double bedroom, and a Study/Bedroom.

This charming home has sufficient parking for three vehicles, as well as boasting a large rear garden. that can be reached through a gate down the side of the house.

This home also has Energy Efficient Solar Panels.



The Current Owners Love:

- Our sun or garden room. We love this room because its nice and cosy and warm in the winter. It has a great view of the rear garden, where we can watch the trees move and the birds flying around.
- The location/ neighbours. Our road is a lovely quiet road with not much traffic. All our neighbours nearby are really friendly and we all help each other out when needed.
- Our Solar panel system. This is great green friendly addition to our house, as the income generated is a tidy sum. The fact we are saving energy at the same time, we feel we are doing our bit for the world.

We Have Noticed:

- Fabulous Value for Money.
- Spacious Family Home.
- Very Popular & Desirable Location, Walking Distance to Bramhall & Cheadle Hulme Villages.





Key Features:

- Any Part Exchange Welcome
- Great Value For Money
- Four Large Double Bedrooms
- Two Home Studies
- Quiet, Desirable Location
- Close to Bramhall Village

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor

Kitchen/Breakfast Room 20'8" x 12'4" (6.3m x 3.76m)

Dining Room 16'8" x 11'11" (5.08m x 3.63m)

Living Room 15'8" x 15'5" (4.78m x 4.7m)

Garden Room 12'2" x 7'5" (3.71m x 2.26m)

WC 6'8" x 5'8" (2.03m x 1.73m)

Garage 18'2" x 10'7" (5.54m x 3.23m)

Hallway 11'11" x 7'2" (3.63m x 2.18m)

Porch 5'3" x 4'2" (1.6m x 1.27m)

First Floor

Master Bedroom 16'6" x 15'0" (5.03m x 4.57m)

Ensuite 10'11" x 2'10" (3.33m x 0.86m)

Bedroom 2 13'10" x 12'1" (4.22m x 3.68m)

Bedroom 3 11'5" x 10'6" (3.48m x 3.2m)

Ensuite 6'7" x 6'7" (2.01m x 2.01m)

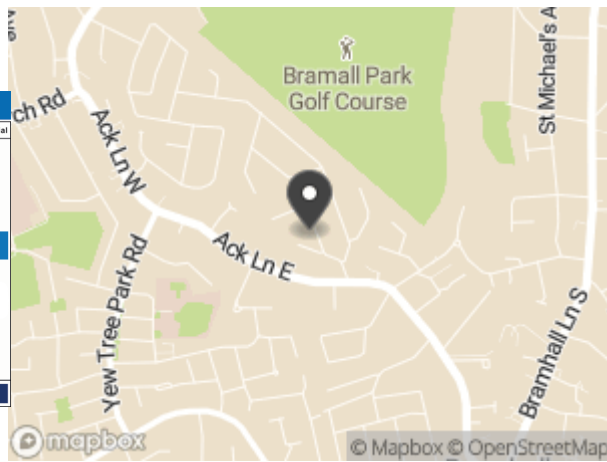
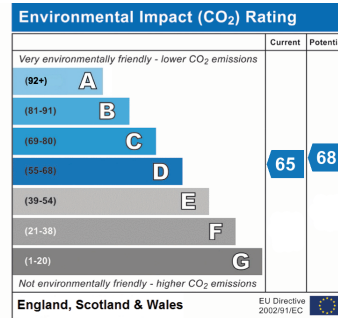
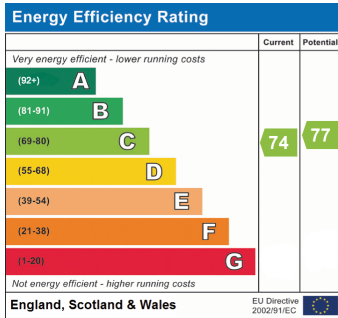
Bathroom 9'9" x 6'7" (2.97m x 2.01m)

Study 9'9" x 7'7" (2.97m x 2.31m)

Second Floor

Bedroom 4 33'0" x 13'5" (10.06m x 4.09m)

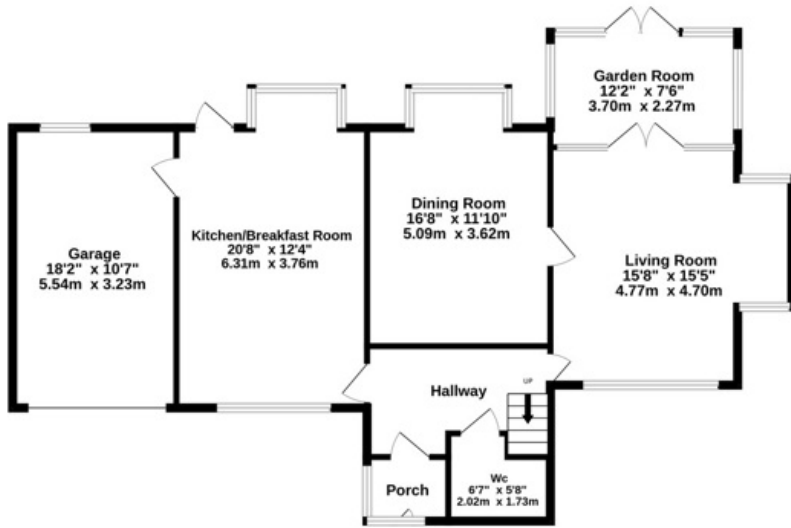
Bedroom/Study 13'5" x 8'6" (4.09m x 2.59m)



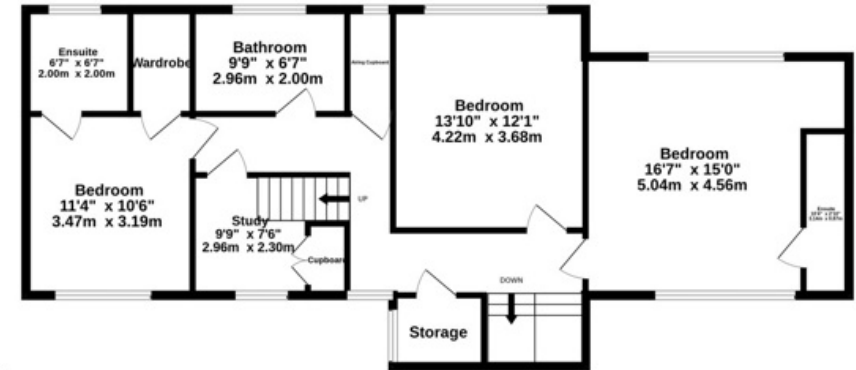


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

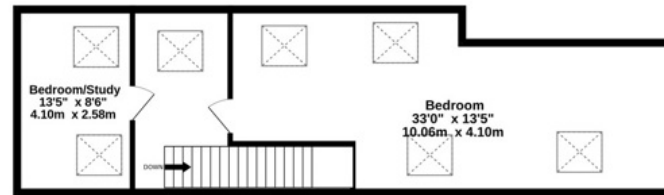
Ground floor
1057 sq.ft. (98.2 sq.m.) approx.



1st floor
931 sq.ft. (86.5 sq.m.) approx.



2nd floor
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2603 sq.ft. (241.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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