



13 Elmsway, Bramhall, SK7 2AE

mosley jarman

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£799,950

- Refurbished and extended detached family home
- Four bedroom and two bathroom (one en-suite)
- Stunning living kitchen
- Fabulous reception rooms, plus study and utility room
- Popular residential location within Bramhall
- In/out driveway, private gardens and integral garage
- EPC Rating:



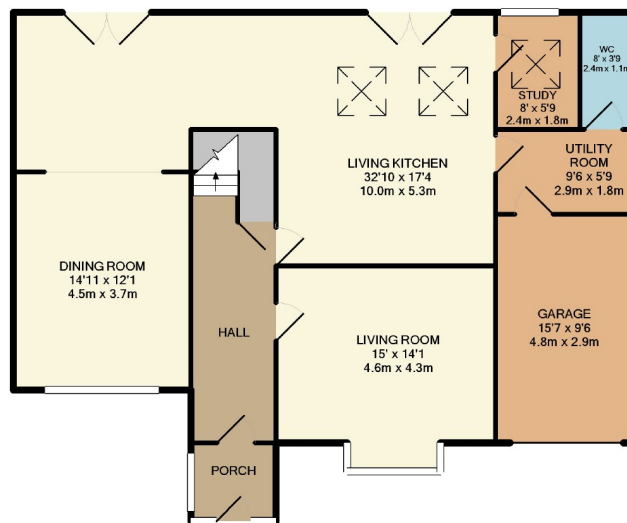


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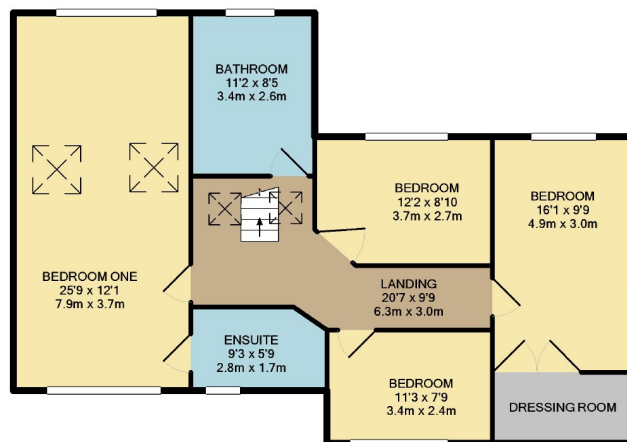
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A stylishly presented, re-furbished, extended and re-modelled four bedroom two bathroom (one en-suite) detached family home situated in a popular quiet location within walking distance of Bramhall Village, the train station and Pownall Green Primary School. Double glazed, gas fired central heating and there is a security alarm system installed. The accommodation includes an enclosed entrance porch, hall (with Oak staircase with glass balustrade ascending to the first floor, picture rail and cloak room), living room (with plate rack and feature stone fireplace), dining room (Oak flooring and cast iron fireplace), stunning living kitchen (with under tile heating, two Velux windows, two sets of French doors opening to the rear garden. There is ample space for cooking, dining and lounging and the kitchen area is fitted with modern timber units, a large central island unit, Granite work surfaces and a Range master oven and hob. Utility room (with space and plumbing for a washing machine, tumble dryer and there is an integrated dishwasher), study/home office, downstairs w.c, landing (with glass balustrade, two Velux roof windows and loft access hatch), master bedroom (with dual aspect windows) and en-suite wet room (with walk in shower with glass screen and Mira Stylus fittings within. White sanitary ware, under tile heating and travertine tiling), three further bedrooms (one with en-suite dressing room (with fitted hanging rails and shelving) and a main bathroom/wet room (fitted with white sanitary ware as well as a walk in shower with glass screen and there is under tile heating and Travertine tiling). A drive in and out York stone driveway to the front provides off road parking and leads to an integral garage. There are gardens to the front and rear laid to lawn. The rear garden is enclosed and there is a York Stone pave patio and a timber garden shed.





GROUND FLOOR
APPROX. FLOOR
AREA 1246 SQ.FT.
(115.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 984 SQ.FT.
(91.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2230 SQ.FT. (207.2 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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PROPERTY MISDESCRIPTION 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 proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

