

DELISA MILLER



**Fabulous brand new build four bedroom
Dorma Bungalow**

Superb location - off Styal Road

Ample parking for several vehicles

**Stunning throughout with high specification
appliances and granite worktops**

**En-suite to three bedrooms and four piece
bathroom to bedroom four**



3 Pymgate Lane
Cheadle, SK8 3TN

**Offers in the Region
Of £549,950**

Entrance Hallway

Velux window allowing natural light to flow through hallway, super polished ivory glossed tiled flooring, alarm panel, ceiling mounted spot lights, polished chrome lights switches and plug sockets, contemporary glass paneled double doors leading to the lounge, door leading to the W.C, grey cast iron style radiator, custom Stair Glass Balustrade Paneled staircase leading to Bedroom four and Bathroom. Under stair storage.

Lounge 18' 8" x 15' 1" (5.7m x 4.6m)

Double glazed bay window to the front elevation, french doors leading into the rear garden, ceiling mounted spot lights, polished chrome light switches and plug sockets, glass paneled doors leading into the high specification kitchen/dining area, grey cast iron style radiator.

Dining Kitchen. 15' 9" x 15' 5" (4.8m x 4.7m)

Kitchen if fitted with a range of eye level and base level white gloss units, with integral fridge/freezer, illuminated wine cooler, oven and microwave, cast iron ladder style radiator, ceiling mounted spot lights, grey granite work tops, sink inset with mixer tap over, double glazed window to the rear elevation, door leading to the rear garden. super polished ivory glossed tiled flooring. Electric hob with silver chimney cooker hood over. Gloss white kitchen island with grey granite work top and inset power point with two pendant white contemporary glass Island lights. Grey cast iron ladder style radiator.

Utility room 5' 7" x 6' 3" (1.7m x 1.9m)

Sink inset with mixer tap over sat in a grey granite work top, wall mounted boiler, extractor fan, space for a washing machine and dryer, grey chrome style wall mounted radiator, super polished ivory glossed tiled flooring, chrome plug sockets and light switches.

W.C

Hand wash bowl sat in a contemporary vanity unit, low level soft close W.C, ceiling mounted spot lights, Grey cast iron grey radiator.

Bedroom One 11' 10" x 14' 9" (3.6m x 4.5m)

Double glazed window to the side elevation, cast iron style grey radiator, polished chrome light switches and plug sockets. Door leading to en-suite.

En-suite 5' 11" x 7' 7" (1.8m x 2.3m)

Power shower, low level w.c. hand wash basin sat into vanity unit, grey floor tiles, heated ladder style towel rail, feature tiles to walls.

Bedroom Two 15' 1" x 14' 9" (4.6m x 4.5m)

Double glazed window to the side elevation, double glazed bay window to the front elevation, ceiling mounted spot lights, polished chrome light switches and plug sockets. Grey cast iron style radiator and door to en-suite.

Bedroom Three 13' 9" x 11' 6" (4.2m x 3.5m)

Double glazed window to the side elevation, double glazed bay window to the front elevation, ceiling mounted spot lights, Grey cast iron style radiator, door leading to en-suite.

En-suite shower room 6' 3" x 6' 11" (1.9m x 2.1m)

Power shower, low level w.c. hand wash basin sat in vanity unit, tiled to walls, heated towel rail and ceiling mounted spot lights.

First floor landing

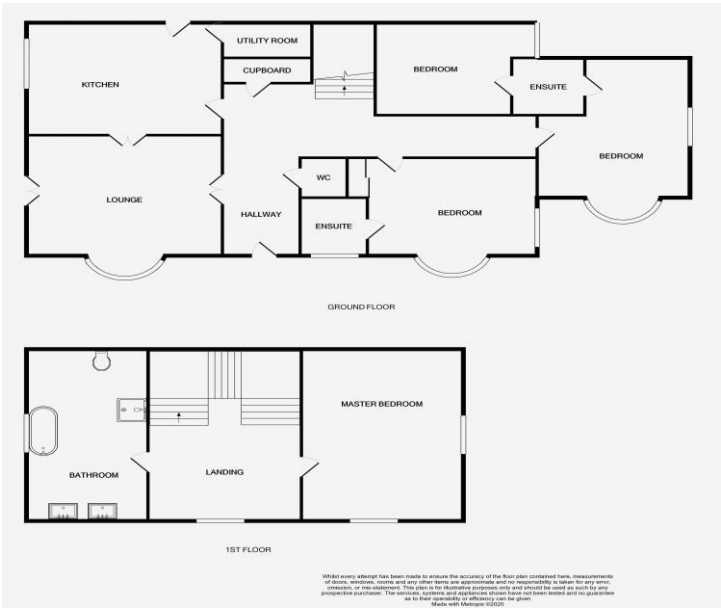
Part double glazed privacy glass to the side elevation, ceiling mounted spot lights, grey cast iron style radiator, polished chrome light switches and plug sockets, door leading to the bathroom and bedroom four.

Bedroom Four 13' 9" x 16' 5" (4.2m x 5m)

Ceiling mounted spot lights, cast iron style grey radiator, polished chrome light switches and plug sockets, tv point and double glazed window.

Family bathroom

Stunning luxury family bathroom with his and hers hand



Energy Performance Certificate



Pymgate Bungalow, 149 Styal Road, Heald Green, CHEADLE, SK8 3TG

Dwelling type:	Detached house	Reference number:	0862-3863-7612-9401-3901
Date of assessment:	07 September 2019	Type of assessment:	SAP, new dwelling
Date of certificate:	07 September 2019	Total floor area:	176 m ²

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:	£ 1,824
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	Not applicable
Heating	£ 1,173 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 351 over 3 years	£ 351 over 3 years	
Totals	£ 1,824	£ 1,824	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
84	91

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 879