

26 Belmont Road  
Bramhall, Cheshire, SK7 1LE



*mosley jarman*





## 26 Belmont Road, Bramhall, Cheshire, SK7 1LE

**Guide Price £675,000**

A beautifully presented, extended and remodelled four bedroom, two bathroom detached family home situated in an extremely popular residential location close to Bramhall train station, village and within the school catchment area for Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), under floor heating in areas, ample off road parking and a generous South facing garden. In addition this fantastic family home is offered for sale with no onward chain.

The accommodation comprises an entrance hallway (with under stairs bespoke storage), living room, large kitchen / diner (with matching wall and base units, a range of high quality appliances (which include quartz worktops), large island with storage and two electric Velux windows), extended sitting room (with media wall and electric Velux window), utility room (with space for washer and dryer) and down stairs wc.

To the first floor the split level landing provides access to a principal bedroom (with fitted wardrobes), ensuite bathroom (with walk in shower, vanity sink unit, heated towel rail and rainwater shower head), three further great sized bedrooms and a spacious, modern family bathroom.

- Significantly extended detached
- School catchment area for Queensgate Primary School and Bramhall High School
- Short walk to Bramhall village
- Two bathrooms (one ensuite)
- No onward chain
- Landscaped South facing garden





### The Grounds & Gardens

To the front of the property is a driveway which provides off road parking and leads to an integral garage. To the rear of the house is a generous, landscaped South facing garden with paved patio area and a good sized lawn, timber shed and panel fence surround.

### The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local

trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Heating - Gas Central Heating radiators, piped underfloor heating in the kitchen, electric underfloor heating in the bathrooms.

Water Meter- TBC

Freehold

Broadband providers - Openreach- Full Fibre Broadband. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor coverage).

\*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\*\* Information provided by GOV.UK

Postcode:

SK7 1LE

What 3 Words:

birds.snack.river

Council Tax Band:

E

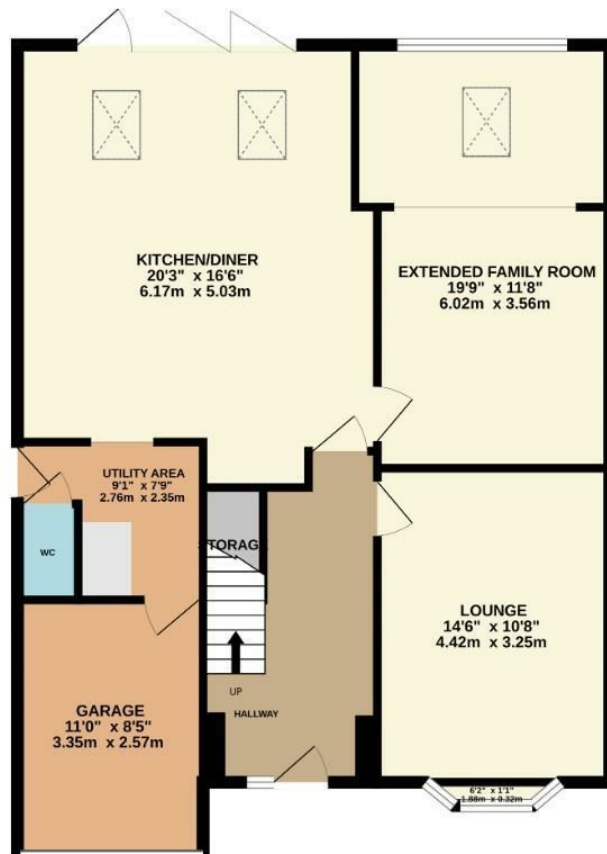
EPC Rating:

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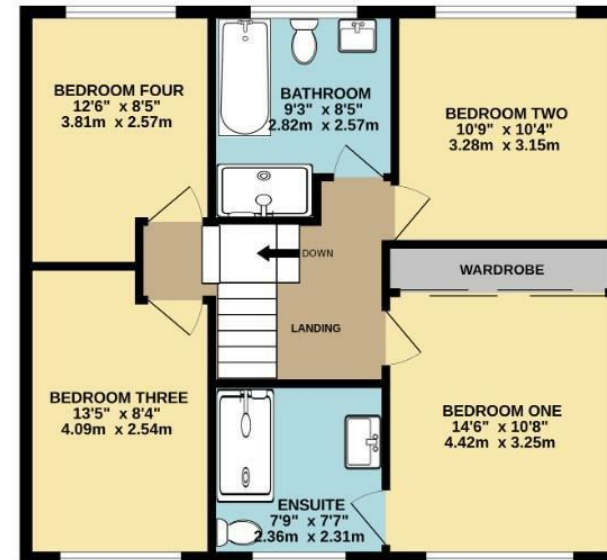
Tenure:

Freehold

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1621 sq.ft. (150.6 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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