



37 Belmont Road, Bramhall, Cheshire, SK7 1LD

mosley jarman

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£1,800 Per Calendar Month

- Parking - Driveway providing off road parking to the front and side
- Mains - Gas, Electric, waters and drains
- EPC rating - D (58/82)
- Council Tax band - C (Stockport).
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- Flood Risk - Low Risk (Surface water)**
- 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 Virgin Media, Brsk, 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 tenants to do their own checks before committing to purchase. ** Information provided by GOV.UK



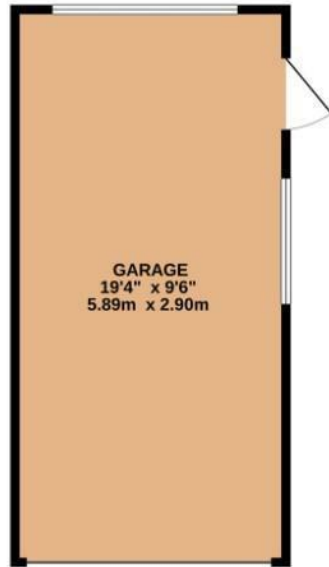
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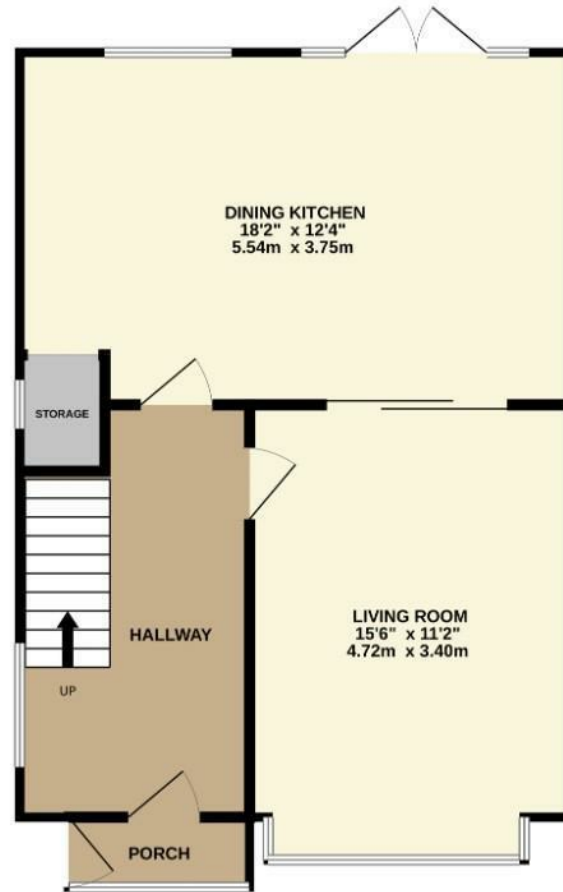
A superbly presented and stylish three-bedroom semi-detached family home, situated within the highly sought-after residential area known locally as the 'Little Australia' estate. The property is ideally positioned within a short walk of Bramhall Village and the train station and falls within the catchment area for Queensgate Primary School. Having undergone a comprehensive programme of refurbishment, the property has been finished to an exceptional standard throughout. Further benefits include off-road parking, gas-fired central heating, uPVC double glazing, a detached garage and a full re-wire. The accommodation comprises: an entrance porch, a spacious and welcoming hallway, a bright living room featuring a bay window and sliding doors opening into the dining area and a stunning open-plan dining kitchen. The kitchen is fitted with a range of high-quality appliances, a large breakfast bar, ample space for dining and entertaining and French doors leading out to the rear garden. To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish family bathroom, complete with a double shower, separate bath, heated towel rail, and fitted storage. UNFURNISHED. AVAILABLE FROM: 4th of JUNE 2026



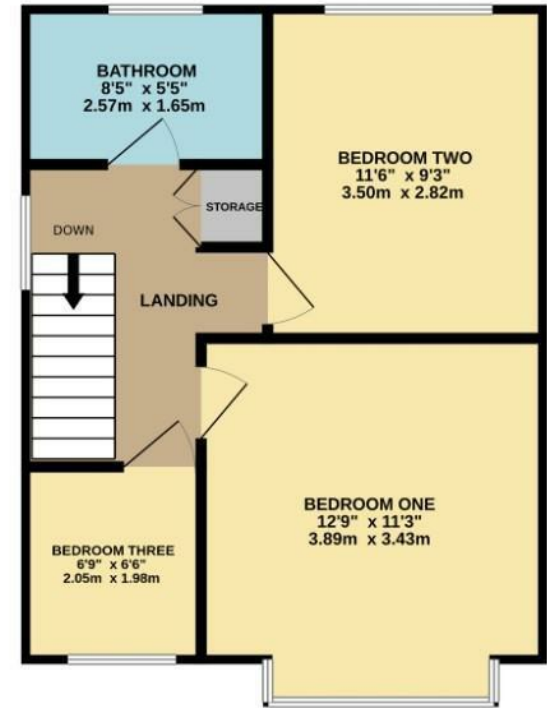
DETACHED GARAGE
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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