

37 Belmont Road

Bramhall, Cheshire, SK7 1LD



mosley jarman



**37 Belmont Road, Bramhall,
Cheshire, SK7 1LD**

Offers In Excess Of £450,000

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.



- A superbly presented and stylish semi-detached family home
- Located within the highly sought-after 'Little Australia' estate
- Within the catchment area for Queensgate Primary School
- Comprehensive programme of refurbishment
- Off road parking
- Three bedrooms
- Within a short walk of Bramhall Village and train station
- Finished to an exceptional standard throughout
- Gas-fired central heating and uPVC double glazing
- Detached garage



The Grounds and Garden

To the front of the property, there is a driveway providing off-road parking for several vehicles, alongside a well-maintained lawn bordered by established bushes and shrubs. Secure high gates provide access through to the rear garden. The rear boasts a beautifully landscaped garden, thoughtfully arranged into different sections to be enjoyed throughout the year. It is predominantly laid to lawn, complemented by mature bushes, shrubs, and raised borders that create an attractive and private setting. Toward the rear of the garden, there is a dedicated seating area, ideal for outdoor dining and entertaining. In addition, the property benefits from a detached garage.

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 its 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)**

Water Meter- Yes

Leasehold: Term : 999 years from 30 September 1964 (937 remaining)

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 buyers to do their own checks before committing to purchase.

**Information provided by GOV.UK

Postcode: **SK7 1LD**

What 3 Words: **galaxy.value.shout**

Council Tax Band: **C**

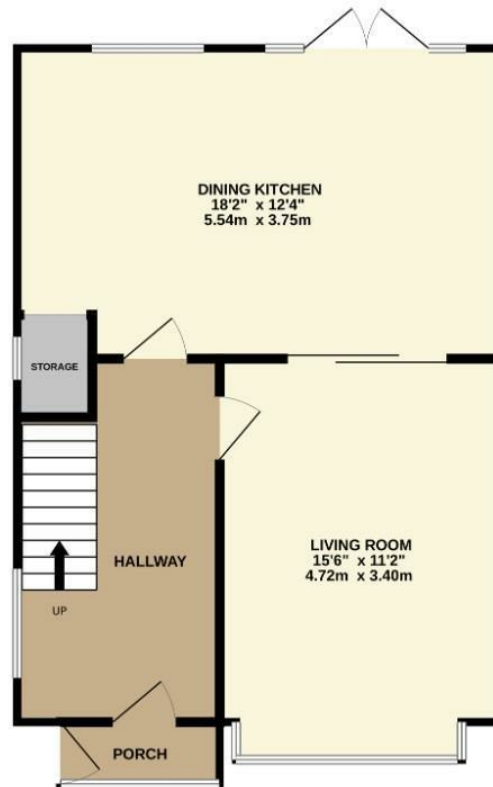
EPC Rating: **D**

Tenure: **Leasehold**

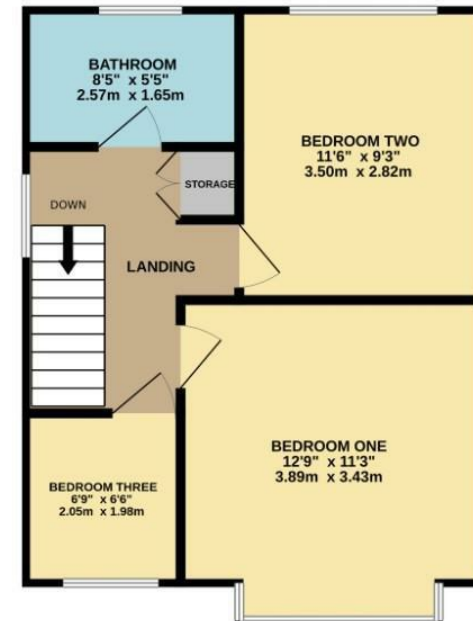
DETACHED GARAGE
183 sq.ft. (17.0 sq.m.) approx.



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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