

26 Belmont Road

Bramhall, Cheshire, SK7 1LE



mosley jarman



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£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, off road parking and South facing garden. In addition this fantastic family home is offered for sale with no onward chain. The accommodation includes; entrance hallway (with under stairs bespoke storage), living room, living kitchen (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), 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 is a landing which provides access to a master bedroom (with fitted wardrobes), ensuite bathroom (with walk in shower, vanity sink unit, heated towel rail and rainwater shower head), three further bedrooms and a modern family bathroom.



- A beautifully presented and extended four bedroom detached family home
- Central Bramhall Village location
- Off road parking
- Two bathrooms (one ensuite)
- Landscaped South facing garden
- School catchment area for Queensgate Primary School and Bramhall High School
- Extremely well presented throughout
- down stairs wc
- Utility room and garage/store
- No onwards chain



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 landscaped South facing garden.

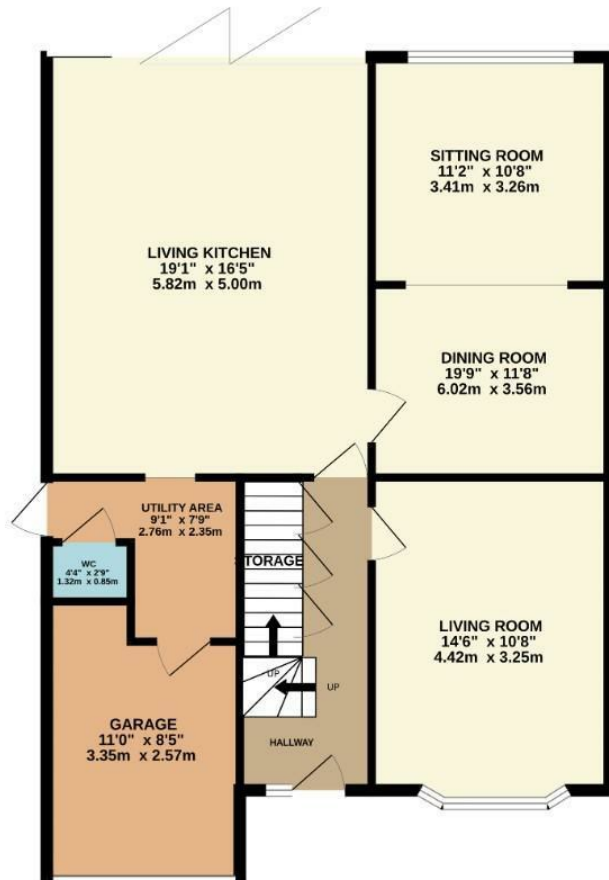
The Location

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

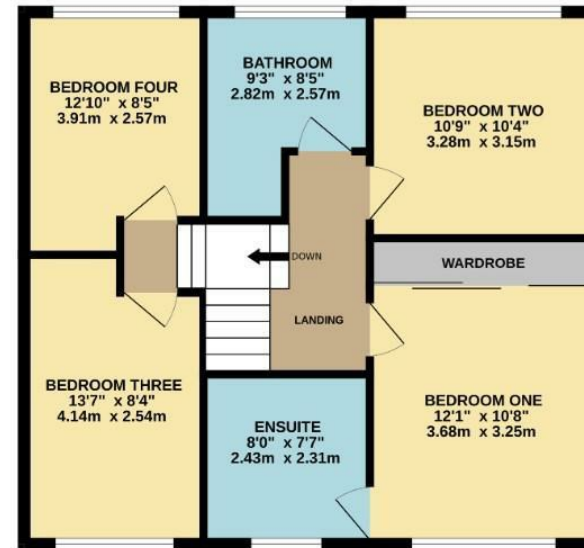
nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing 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.

Postcode: **SK7 1LE**
What 3 Words: **social.orders.bath**
Council Tax Band: **E**
EPC Rating: **C**
Tenure: **Freehold**

GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 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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