



SNAPES
SALES & LETTINGS AGENTS

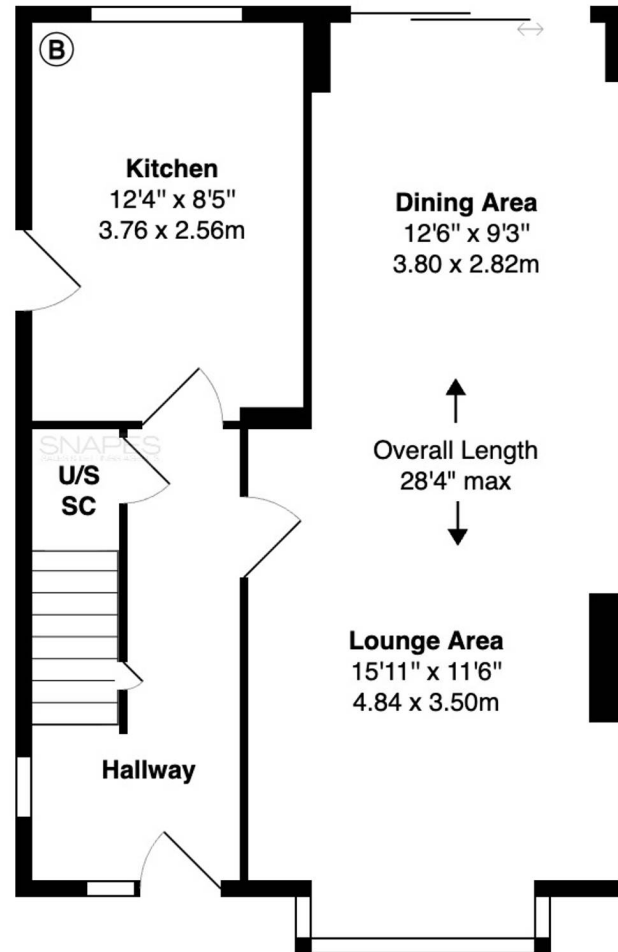
24 Belmont Road, Bramhall – SK7 1LE

Guide Price £425,000

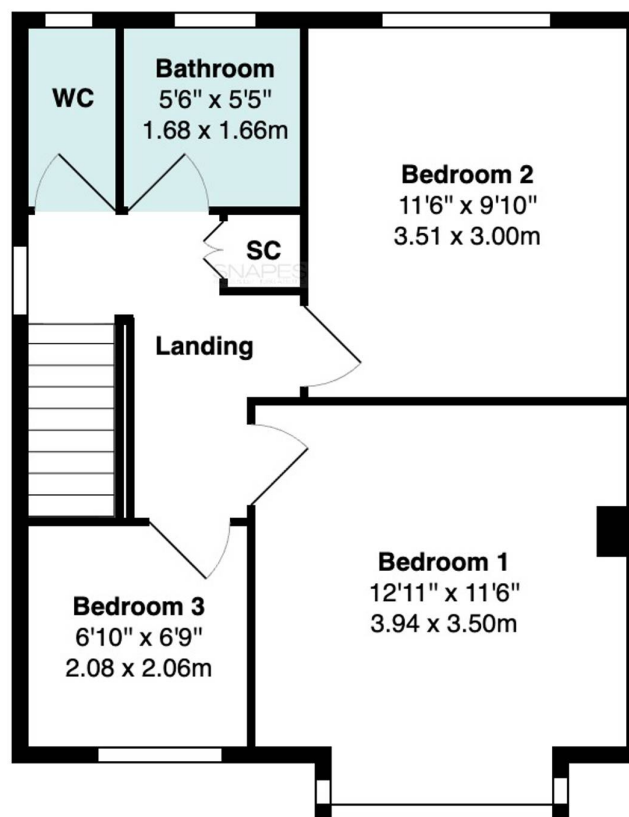


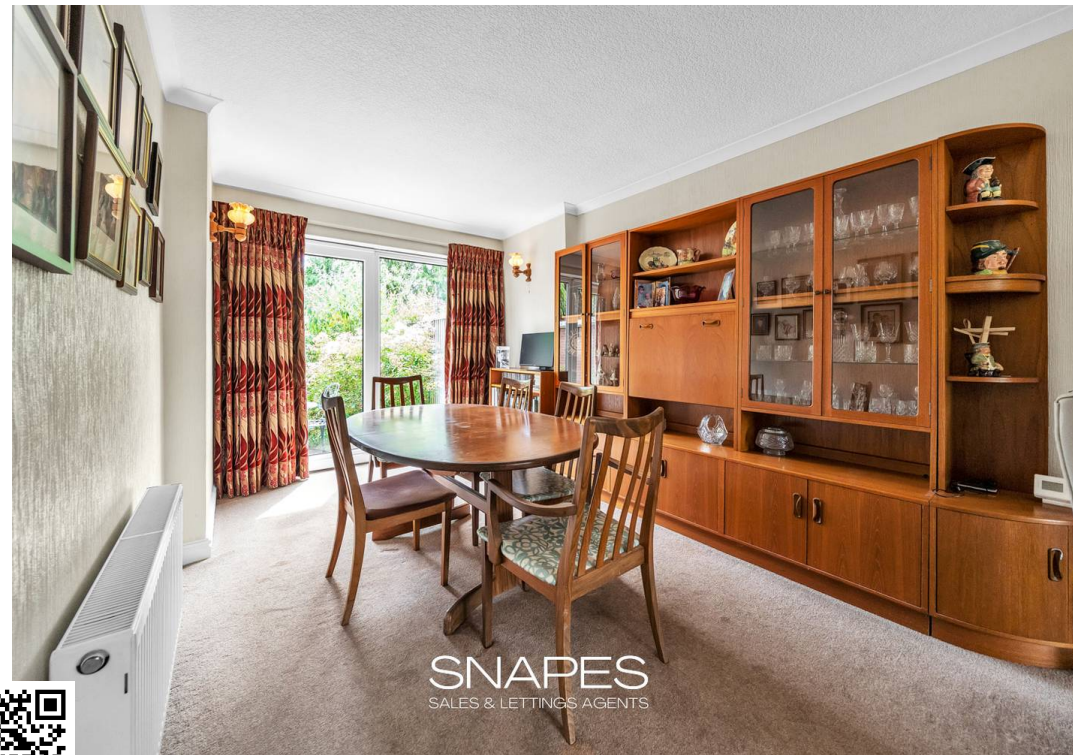
Ground Floor

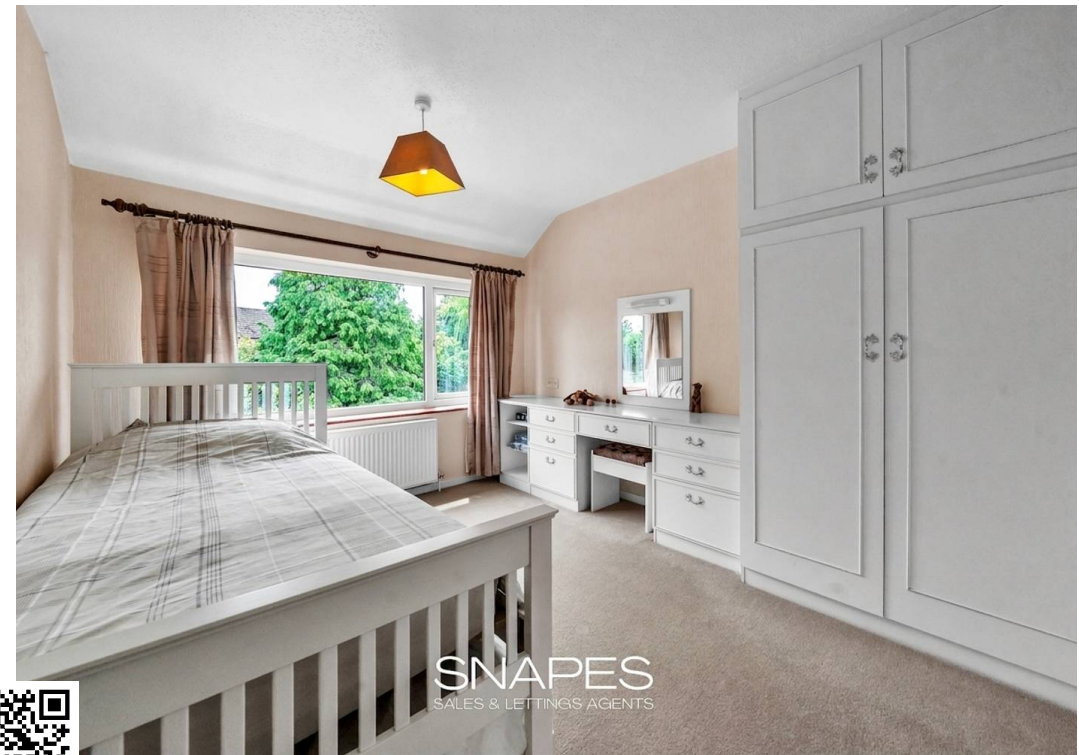
Approximate Area: 494 ft² ... 45.9 m²



First Floor
Approximate Area: 424 ft² ... 39.4 m²









With No Onward Vendor Chain – We are delighted to offer for sale this extended three bedroom semi-detached home, which is located close to the heart of Bramhall Village within a popular residential development.

Before reading this short description, we strongly advise you to look through our photographs to get a sense of the design and condition of the home, and we urge you to study the floor plans to understand the shape, layout and size of the accommodation on offer. Once you have done both, we would be delighted to arrange for you to visit this well-presented home to get a true feel for the space and homely feel this property has to offer.

Belmont Road is conveniently positioned close to Bramhall Village. With vehicular access off either Melbourne Road or Meadway, the location is ideal for buyers wanting easy commuter access, including bus routes and the nearby Bramhall Train Station. Adding to the convenience of its position is the walking route down Canberra Road leading onto Lumb Lane playing fields. This shortcut to the village by foot also provides open space to enjoy, perfect for families or dog walkers.

This home occupies a fantastic plot with a south-facing rear garden. Beautifully maintained, the garden is a good size and well stocked with mature borders. There is a sense of privacy to the garden, added by the plethora of shrubs and trees. Abutting the home is a patio area, accessible from the dining area of the home, and from the patio area there is a path adjacent to the detached garage and an expanse of lawn which wraps around the rear section of the garage. To the side, driveway parking extends from the front of the property, where a well-stocked front garden provides more privacy in the leafy months.

Inside, the accommodation is set over two levels and comprises: You first enter the home via the front door and step into the entrance hall. The entrance hall then leads to the lounge and modern kitchen and has access to under-stairs storage, plus access via stairs to the first floor. The lounge is a good size room and has an attractive feature fireplace to one wall. There is a view out to the front aspect via the bay window, and the open-plan design then leads you into the dining area of the home, which has sliding patio doors leading out to the rear garden patio area. The dining area has been extended to bring the kitchen and dining room level across the back of the home. This really adds to the potential of opening up the rear section of the property to create the larger, fashionable open-plan entertaining kitchen. The kitchen is adjacent to the dining space and has a view into the rear garden, plus access out to the side space, and is fitted, as shown in the photographs, with a modern design kitchen suite.

Upstairs, off the landing, there are three bedrooms in total. The main bedroom is positioned to the front with a bay window and a bank of fitted bedroom furniture across one wall. The second bedroom overlooks the rear garden and also has fitted bedroom furniture, as does bedroom three, which looks out over the front aspect. The bathroom has had the bath removed and a spacious walk-in shower enclosure installed, as shown in the photographs, and there is a pedestal wash hand basin. The toilet/WC is separate to the shower room and has a low-level WC, plus a window to the rear aspect. You will also notice off the landing there is a fitted airing cupboard which provides useful storage.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Dates:** 999 Years from 21-12-1967
3. **Ground Rent:** £12.50 twice a year (£25 per annum)
4. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **“Material Information”** or **“Important Information”**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

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Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

