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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 31 Belmont Road

Sale, M33 6HY



£445,000

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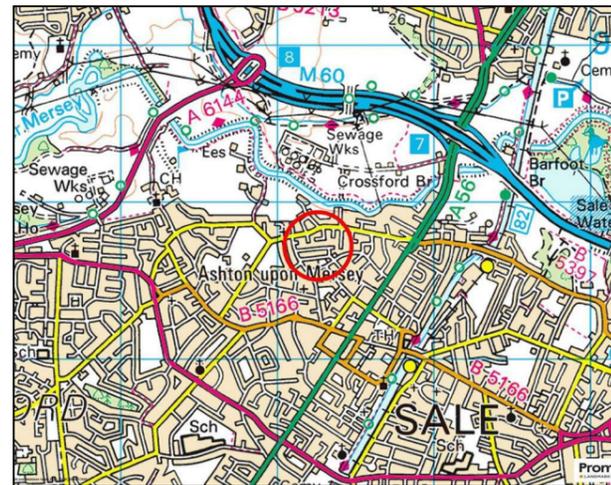
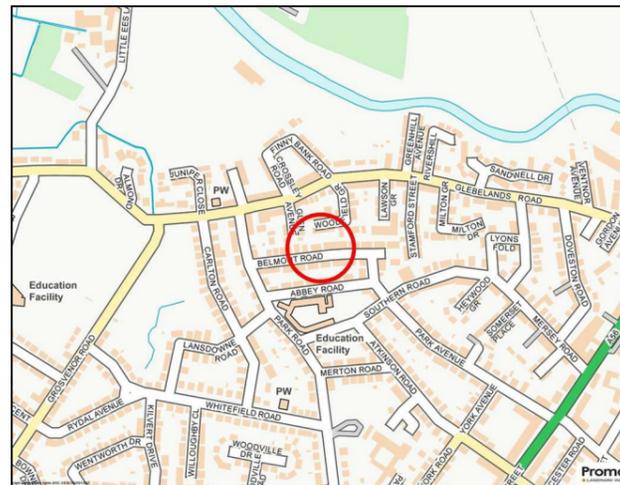
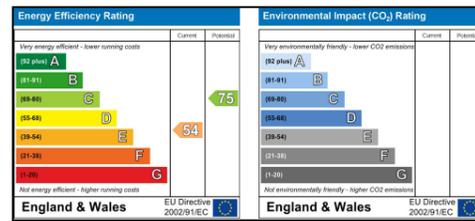


INDEPENDENT ESTATE AGENTS



## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

\*\*\*BEST AND FINAL OFFERS WEDNESDAY 24TH SEPTEMBER BY 5PM\*\*\*

A STYLISH, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED PERIOD END TERRACE LOCATED ON THIS VERY DESIRABLE ROAD IDEAL FOR TOWN CENTRE + PARK ROAD PRIMARY SCHOOL. STUNNING EXTENDED OPEN PLAN LIVING DINING KITCHEN. CONTEMPORARY FITTINGS THROUGHOUT.

Hall. Lounge. Large open plan living Dining Kitchen. High spec kitchen with island unit. WC. Three Bedrooms. Bathroom. En larged landscaped rear garden. ALWAYS POPULAR!  
 Energy Rating:

CONTACT SALE 0161 973 6688

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**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

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A stylish, comprehensively extended and upgraded, Three Bedroomed Period End Terrace which offers fantastic accommodation.

The property is ideally positioned close to the Town Centre and several of the popular Local Schools including Park Road Primary which is just around the corner.

Internally, the property has undergone a superb transformation including a single storey side extension to the kitchen to create a stunning room complete with feature island. In addition there are some lovely features including period fireplaces, cast iron wood burner and Plantation shutters.

In addition, the property enjoys an lovely landscaped rear garden.

An internal viewing will reveal:

Entrance Hall, having opaque, stained and leaded panelled front door. Staircase rises to the First Floor. Coved ceiling. Panelled doors then open to the Lounge and Sitting Room.

Lounge. A well-proportioned Reception Room, having a wide-angled bay window to the front elevation with attractive plantation shutters. Period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround. Double doors then open to the Open Plan Living Dining Kitchen.

Sitting Room Area, having a hollowed-out chimney breast with cast iron woodburning stove. Herringbone design flooring. Open plan to the Breakfast Kitchen. Door to the WC

The Kitchen is a real feature of this property, having a part vaulted ceiling with three Velux windows, uPVC double glazed window to the rear and a set of French doors to the garden. The kitchen has been re-fitted with an extensive range of base and eye-level units with Quartz worktops over and inset twin, white ceramic sink unit with mixer tap. Large Island unit with matching Quartz top which doubles up as a breakfast bar. Space for a cooker. Ample space for an American style fridge freezer. Integrated dishwasher. Utility cupboard with space for a 'stacked' washing machine and dryer. Inset spotlights. Herringbone design flooring.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A wonderful, large Double Bedroom, having two, uPVC double glazed windows to the front elevation. Coved ceiling. Period fire surround to the chimney breast. Attractive wall panelling behind the bed area.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation, again, having attractive period fire surround to the chimney breast.

Bedroom Three, having a uPVC double glazed window to the rear elevation.

The Bathroom is fitted with a suite comprising of freestanding, shaped, clawfoot bath with thermostatic shower over and fitted glass shower screen, vanity sink unit and WC. Wall-mounted, heated, period-style towel rail radiator. Opaque, uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Outside to the rear the property enjoys a lovely landscaped garden which now enjoys an enlarged footprint, with permissions, due to the original boundary being pushed back and out to the side. The garden has paved areas around an artificial lawn with raised flower beds and raised paved patio with Pergola.

A wonderful example of its type!

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Approx Gross Floor Area = 1096 Sq. Feet  
= 101.8 Sq. Metres

