



43 Belmont Road

Sale

£425,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 43 Belmont Road

Sale

Spacious four-bedroom terraced home with period charm, two reception rooms and a separate fitted kitchen. With two bathrooms, loft conversion and a secluded rear garden, the property is set within a great location near schools and transport links.

Council Tax band: C

Tenure: Freehold

- Four Bedrooms
- Open Plan Living Dining Area
- Traditional Terrace Property
- Loft Conversion to create Fourth Bedroom
- Within Convenient Reach of Sale Town Centre



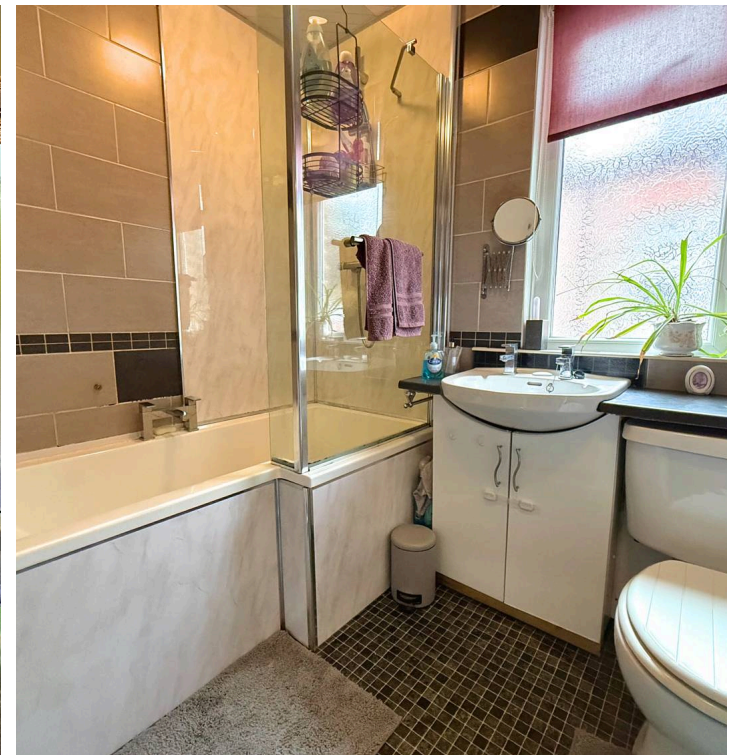
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An attractively presented and generous enhanced four-bedroom terraced house offers an exceptional blend of period charm and contemporary living, making it a perfect choice for families or professionals seeking a spacious and versatile home.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous open plan twin reception room layout, with a charming bay-fronted living room, and a large dining room. The separate fitted kitchen is thoughtfully designed with ample storage, sleek worktops, providing a practical and stylish spaces. Upstairs, the property boasts four well-proportioned bedrooms over two floors, each offering flexibility of use. The principal bedroom is generous in size, while the home also enjoys a large loft conversion offering a fantastic fourth bedroom and versatile room with additional lounge or home office area. There are two modern refitted bath/ shower rooms, with one to each floor. Additional features of this impressive home include a useful downstairs cloakroom, double glazing throughout, and efficient gas central heating.

Externally the home enjoys a secluded rear garden, being low maintenance in approach, with a raised decked covered seating area, rear



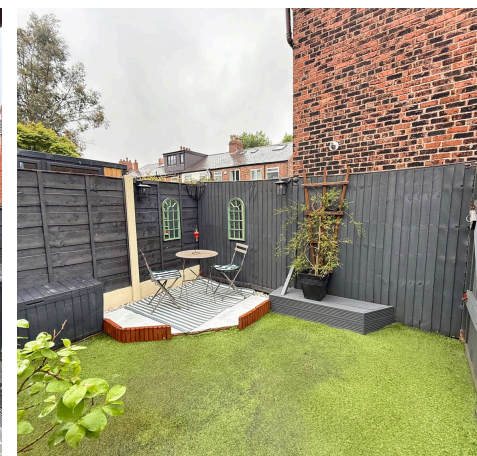
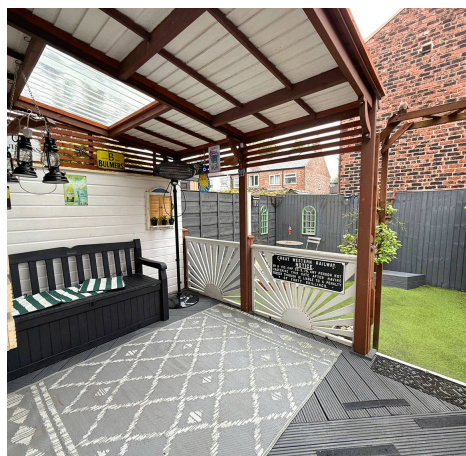


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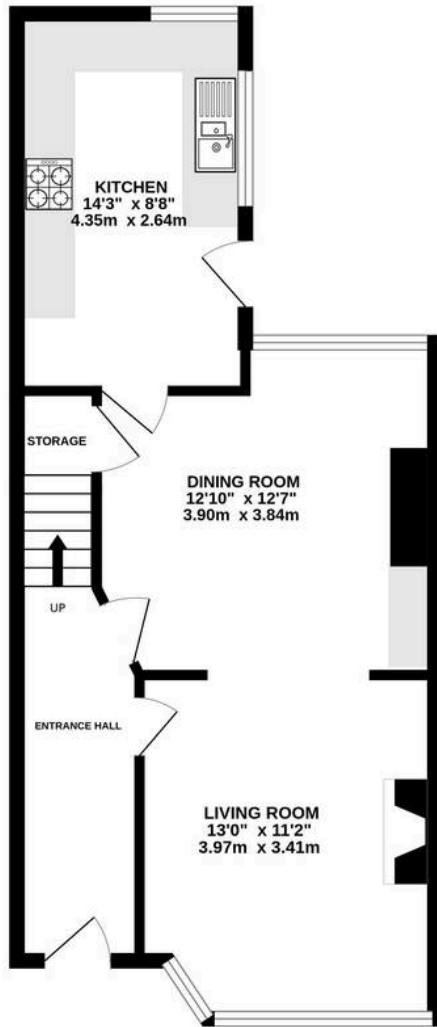
Sale

Located in a sought-after residential area, this terraced house is within easy reach of local amenities, reputable schools including Park Road Primary, and excellent transport links, making daily life straightforward and enjoyable.

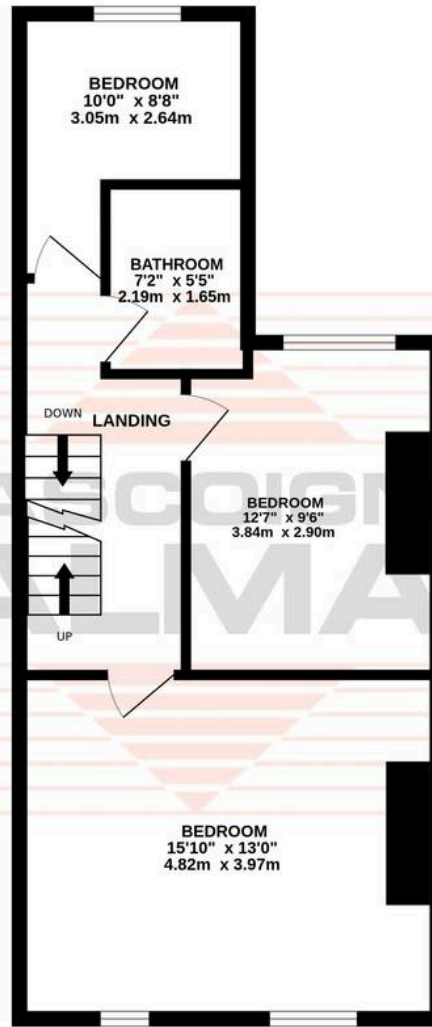
The flexible layout offers ample opportunity to adapt the space to suit your lifestyle, whether you require extra bedrooms, a dedicated workspace, or a playroom for children.



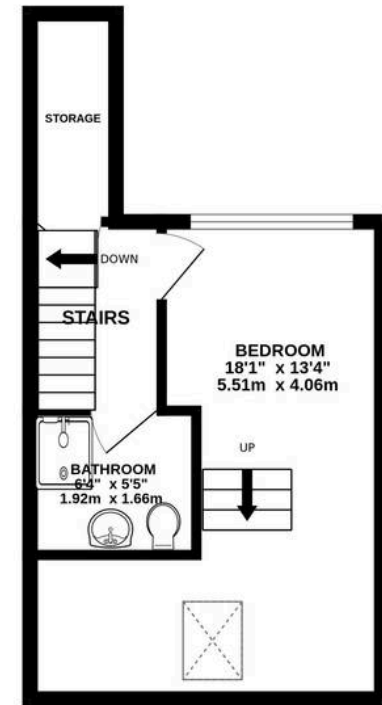
GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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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