

18 Keppel Road, Chorlton, Manchester, M21 0AT



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £440,000

5 2 2 C

VIDEO TOUR AVAILABLE An excellent opportunity to acquire this FIVE DOUBLE BEDROOM fully licenced HMO period property. *IMAGES TAKEN WHILST TENANTED* This charming bay-fronted Victorian semi-detached home is located in the heart of Chorlton. Within walking distance of the Metrolink station on Wilbraham Road, offering direct access to the city. Close to Manchester Road with its array of independent shops, cafes, and local amenities, as well as nearby Oswald Road's highly regarded primary schools and the green spaces of Longford Park. The well-planned accommodation consists of a vestibule, an entrance hallway, a lounge with a bay window to the front aspect with stripped and varnished wooden floor boards, a fitted kitchen/diner with access out into the rear, enclosed, courtyard style garden and a double bedroom to the ground floor. There is a useful chamber cellar, providing storage. To the first floor there is a landing leading to two well-proportioned double bedrooms, a three-piece shower room and an additional four-piece bathroom. The second floor reveals a landing with two further double bedroom, completing this four-storey property. The property also benefits from original period features, such as picture railings and ceiling coving, has a shared driveway and is warmed by gas fired central heating. Close by to great transport links, with bus routes providing easy-access to Manchester city centre and Universities. **Please note** The vendor is selling this investment opportunity as it is.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tenure: **Freehold** Council Tax Band: **C**



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow