

37 Keppel Road, Chorlton, Manchester, M21 0BP



**JP&Brimelow**  
ESTATE AGENTS



4 2 1 E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A truly impressive FOUR DOUBLE BEDROOM period, bay fronted, mid terraced property. Situated off Manchester Road in the heart of Chorlton. The property has undergone extensive refurbishment by the current owners, presenting a stylish and contemporary interior.

Offering easy access to the vibrant amenities such as independent shops, lively bars and restaurants both in Chorlton and nearby on Beech Road. The property enjoys a prime location within a bustling and sought-after area. Walking distance to the Metrolink station, bus routes and cycle paths giving you direct access into city life.

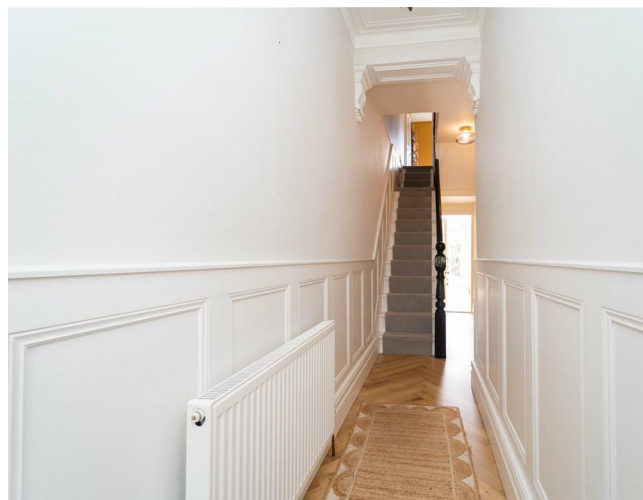
The ground floor comprises an inviting entrance hallway leading to a beautiful through lounge/dining with stripped and varnished wooden floor boards and a bay window to the front aspect, a fitted kitchen/breakfast room with French doors leading out into the rear enclosed paved courtyard style garden. Access to the basement.

The impressive first floor has a landing leading to three well portioned bedrooms and a modern three-piece shower room.

The second floor reveals the master suite, with stripped and varnished wooden floor boards accompanied by a three-piece ensuite bathroom.


A standout feature is the basement area, providing additional storage space currently being used as a utility room. The property boasts original features throughout, high ceilings, ceiling coving and stylish decor, adding to its overall elegance. Early inspection is highly recommended to appreciate the space.

£575,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

jpandbrimelowstateagents  
 @jpandbrimelow

