



Jordan fishwick

30 Keppel Road, Chorlton, M21 0BW
Guide Price £675,000



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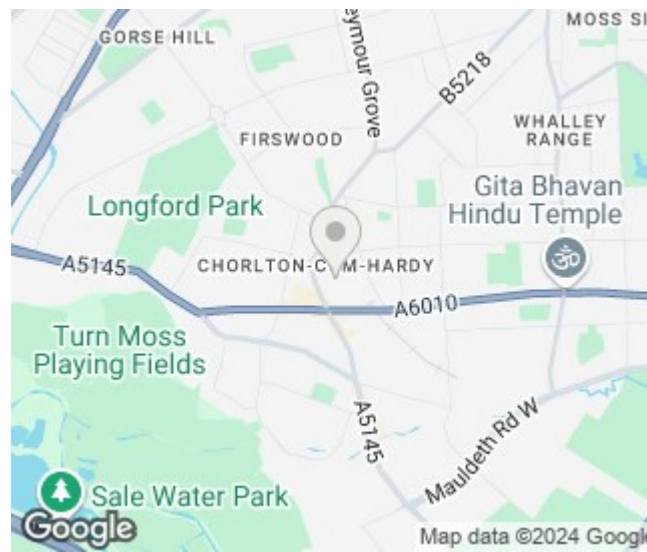
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The Property

*****NO CHAIN***** A superbly presented and EXTENDED SIX BEDROOM END TERRACE PERIOD PROPERTY positioned on a well regarded road in the HEART OF CHORLTON VILLAGE. This superb property will prove an ideal family home and benefits from spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars as well as OFF ROAD PARKING for two vehicles. Ideally placed for all local amenities, being only a short stroll from Chorlton Village, local schools and transport links including the Metro, this splendid property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, breakfast kitchen, 24ft family/dining room, downstairs shower room. To the first floor there are three well proportioned double bedrooms, the main benefitting from a separate dressing room and bathroom, fitted with a three piece suite with over bath shower while the second floor then reveals a further three good sized bedrooms. The multiple cellar chambers and fully boarded and insulated loft, accessed via drop down ladder, provide useful storage space as well as scope for conversion to additional living accommodation. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road parking for two vehicles. To the rear, a fenced and enclosed garden has been mainly laid to lawn with large flagged patio area. An internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC Band D.

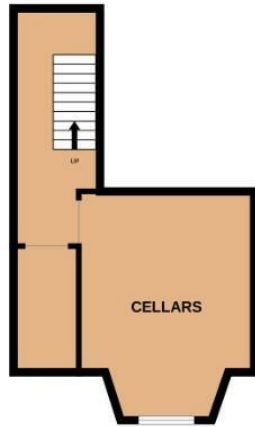
- NO CHAIN
- Superbly presented end terrace period property
- Six bedrooms and two bathrooms
- Driveway providing off road parking for two vehicles
- Sought after village centre location
- Spacious and versatile accommodation over three floors and cellars
- 24ft family room
- 0.2 mile walk to the Metro (Chorlton)
- Ideal family home
- Fully boarded and insulated loft with light and easy access via drop down ladder



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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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