

21 Keppel Road, Chorlton, M21 0BP



JP & Brimelow

SALES



****VIDEO TOUR AVAILABLE**** An attractive & stylishly presented, **FIVE DOUBLE BEDROOMED** (Useful cellars providing further storage), a deceptively spacious, Victorian, bay fronted detached property situated in the heart of Chorlton on a tree lined residential road off Wilbraham Road. Walking distance to the Metrolink station on Wilbraham Road giving you direct access for city life, Manchester Road with all its independent shops/cafes/local amenities, good local primary schools nearby off Oswald Road, Longford parks. This family home has been tastefully updated throughout with a wealth of charm/character throughout boasting over 2000 sq ft including cellars. The well-planned accommodation comprises; vestibule, a reception hallway, a lounge with a bay window to the front aspect with a beautiful feature fireplace, a family room and a fitted kitchen/dining room with access out into the rear enclosed South Westerly lawned garden. There are useful chamber cellars which could be converted to create further living space if required. To the first floor there is a landing leading to three well-proportioned double bedrooms and a stylishly presented three-piece white family bathroom. The second floor reveals a landing with two further double bedrooms and a four-piece white family bathroom. The property benefits from original period features, warmed by gas fired central heating, double glazed throughout and a gravel driveway providing off road parking for two cars.

Price: £675,000





EPC Chart

Energy Performance Certificate

21, Keppel Road, MANCHESTER, M21 0BP

Dwelling type: Detached house **Reference number:** 0228-0048-6271-5340-4294
Date of assessment: 02 September 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 September 2020 **Total floor area:** 152 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,478
Over 3 years you could save	£ 2,583

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 363 over 3 years	<p>You could save £ 2,583 over 3 years</p>
Heating	£ 4,778 over 3 years	£ 2,289 over 3 years	
Hot Water	£ 339 over 3 years	£ 243 over 3 years	
Totals	£ 5,478	£ 2,895	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 59). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 966
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,314
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 201

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Freehold (Freehold subject a chief rent of £3.76 per year). Council Tax Band: D



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