



31 Keppel Road, Chorlton
Manchester

£595,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



31 Keppel Road

Chorlton, Manchester

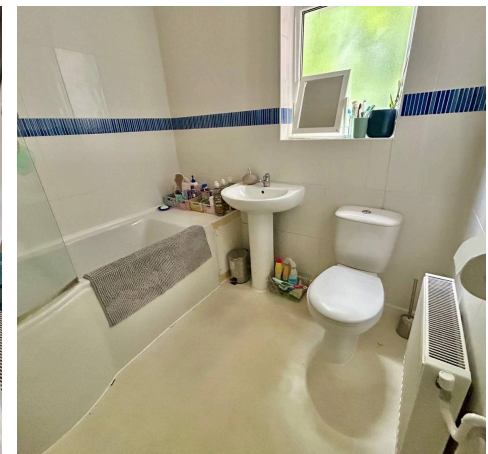
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Bay Fronted, Period End Terrace Property
- Measuring an Impressive 1941 SQ FT Over Four Floors
- Four Generous Bedrooms and a Contemporary Three Piece Bathroom Suite
- Two Large Reception Rooms and a Modern Fitted Dining Kitchen
- Retaining a Wealth of Period Features and Useful Cellars Which Could be Converted (STPP)
- Off Road Parking for Multiple Vehicles Which Could be used as a Generous Rear Garden
- Located in the Heart of Chorlton Village and Close to Excellent Transport Links
- Offered to the Market with No Vendor Chain



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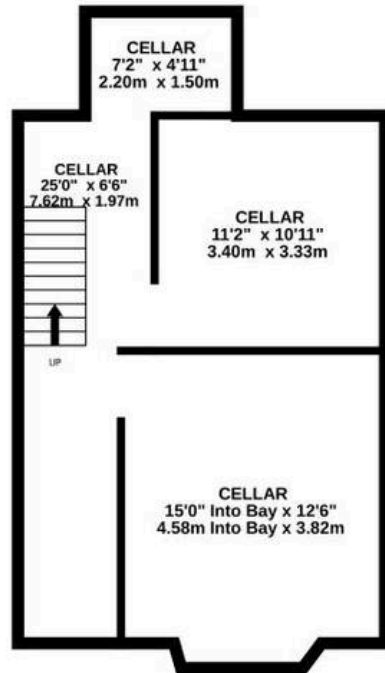
This impressive bay fronted, period end terrace property offers an exceptional opportunity to acquire a substantial family home in the heart of Chorlton Village. Measuring an expansive 1,941 square feet across four well-proportioned floors, the house has been thoughtfully maintained to retain a wealth of original features, including decorative cornicing, high ceilings, and traditional fireplaces, which blend seamlessly with contemporary updates.

The accommodation comprises four generous bedrooms, each offering ample space for furnishings and natural light, and a modern three piece bathroom suite finished to a high standard. The ground floor features two large reception rooms, ideal for both formal entertaining and relaxed family living, complemented by a modern fitted dining kitchen that provides a practical and stylish space for day-to-day life.

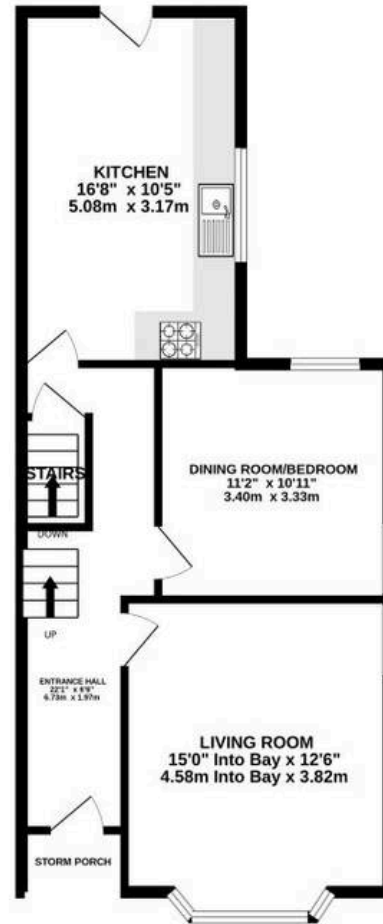
The property also benefits from useful cellars (which could be converted, subject to the necessary permissions) offering excellent potential for further development or storage. Off road parking for multiple vehicles is available, presenting the option to utilise this area as a generous rear garden if desired. Situated in a prime location, this home is within easy reach of excellent local amenities, highly regarded schools, and convenient transport links, making it perfectly positioned for commuters and families alike. Offered to the market with no vendor chain, this property provides a rare opportunity to secure a beautifully presented and versatile home in one of Chorlton's most sought-after locations.



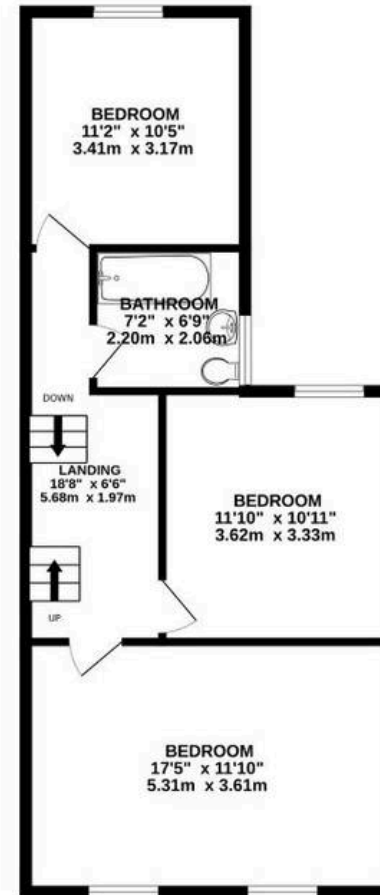
BASEMENT
478 sq.ft. (44.4 sq.m.) approx.



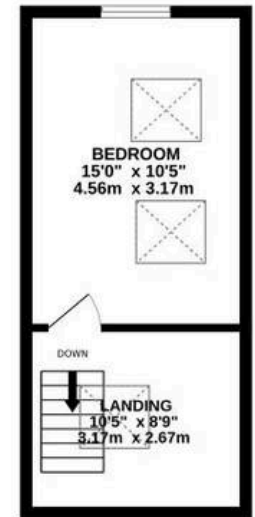
GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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