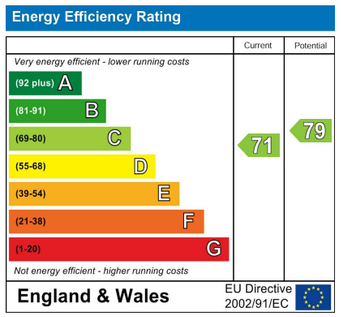
Keenans



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Bacup Road, Todmorden, OL14 7PJ

£275,000

FOUR BEDROOMED DOUBLE FRONTED TERRACED HOME IN THE HEART OF TODMORDEN - NO CHAIN DELAY

Boasting a superb kitchen diner, woodland outlook and converted second floor accommodation, this outstanding home would ideally suit a growing family. Situated within easy reach of schools and local amenities, the property has a semi rural location creating the feeling of serenity and security yet with the convenience of close-by attractions. Having been finished to an impeccable standard, this charming home comprises briefly;

Entrance into a generously sized reception room. The reception room is bright and welcoming, houses a staircase to the first floor and features a multi fuel burning stove, double doors and a step up to a superb dining kitchen- perfect for entertaining family and friends. To the first floor, you will find three good sized bedrooms and a luxurious four piece bathroom suite accessed via a first floor landing which also houses a staircase to the second floor. The second floor has a generous landing and a door leading to a fourth bedroom with large storage space.

Externally, the property features an enclosed enviable garden space which is private and secure due to its woodland outlook at the rear and shared access.

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£275,000

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- EPC Rating - C
- On Street Parking
- Spread Over Three Floors
- Easy Access To Major Network Links
- Council Tax Band - B
- Four Well Proportioned Bedrooms And Loft Room
- Enviable garden Space
- Tenure - Leasehold
- Ideal Family Home With Viewing Essential
- Four Piece Bathroom Suite

Ground Floor

Entrance

UPVC partially frosted door to reception room.

Reception Room

18'8 x 14'11 (5.69m x 4.55m)

Two UPVC double glazed leaded windows, central heating radiator, log burner, double sliding doors to kitchen diner, stairs to first floor, understairs storage.

Kitchen Diner

18'8 x 14'10 (5.69m x 4.52m)

Two UPVC double glazed leaded windows, central heating radiator, gloss wall and base units with wood effect surfaces, six ring gas range hob and oven, extractor hood with spotlights, stainless steel one and a half corner sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, brick fireplace, spotlights, tiled effect lino flooring, UPVC frosted leaded door to rear.

First Floor

Landing

14'7 x 7'11 (4.45m x 2.41m)

Central heating radiator, smoke alarm, doors to three bedrooms, bathroom, stairs to second floor.

Bedroom One

14'11 x 11'7 (4.55m x 3.53m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes.

Bedroom Two

15'2 x 10'11 (4.62m x 3.33m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes.

Bedroom Three

8'10 x 8'1 (2.69m x 2.46m)

UPVC double glazed window, central heating radiator.

Bathroom

8'1 x 6'11 (2.46m x 2.11m)

UPVC frosted leaded window, chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, enclosed direct feed rainfall shower with additional rinse head, PVC elevations, tiled elevations, tiled flooring.

Second Floor

Bedroom Four

19'2 x 9'4 (5.84m x 2.84m)

Two Velux windows, central heating radiator, smoke alarm, part brick elevations, eaves, door to loft room.

Loft Room

18'7 x 9'7 (5.66m x 2.92m)

Velux window, central heating radiator, beams, featured wall lights, storage and eaves.

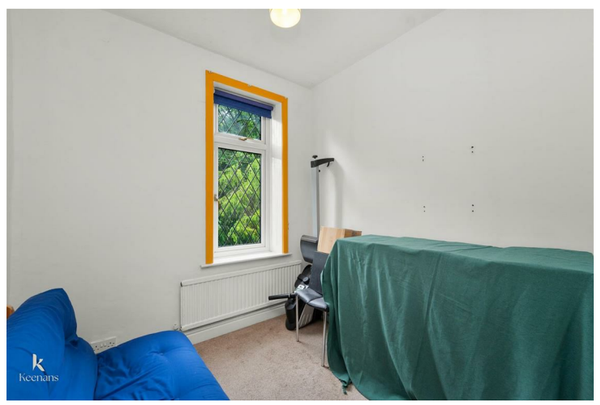
External

Rear

Stone flags, bedding areas, mature shrubbery.

Front

Stone flagged area.



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