

A truly stunning stone end terrace house, refurbished and beautifully presented, offering surprisingly spacious three bedroom accommodation, arranged over three floors. Very handy for Walsden station, and close to the canal, this delightful property is sure to appeal.

Comprising; stylish open plan living to the ground floor with fully fitted kitchen, first floor double bedroom and modern bathroom, 2 further bedrooms to the second floor plus a shower room. Double glazing and gas central heating installed. No Chain.

- Refurbished End Terrace House
- Stylish Open Plan Living
- 3 Bedrooms - 2 Double Size
- No Chain
- Fitted Kitchen With Appliances
- Modern Bathroom & Shower Room
- Double Glazed & Gas Central Heating
- EPC EER (69) C

Accommodation:

All measurements are approximate

Location

Located on a quiet terrace street, just a short walk from Walsden station, close to the canal and lock. Walsden is a popular village, with a Post Office, general store, Primary School and several country walks within the vicinity. Todmorden town centre and mainline station are within approximately 1.25 miles.

Front Entrance

Upvc double glazed front entrance door opening into the kitchen with a carpeted mat well.

Open Plan Living

11' 7" x 20' 5" (3.53m x 6.22m)

A stylish and modern open plan living space with attractive wood effect flooring and contemporary vertical radiators. Staircase to the first floor landing. Double glazed windows to the front elevation. The lounge area has a feature inset gas fire.

Fitted Kitchen

The kitchen area is fitted with a range of stylish wall and base units in a grey gloss finish. Coordinated work surfaces with inset single drainer sink and mixer tap. Breakfast bar/divider. Integrated appliances include: an under counter fridge and separate freezer, washing machine, dishwasher, electric oven, induction hob and cooker hood with glass splash back. Recess spot lighting.

First Floor Landing

Oak finish internal doors. Radiator. Stairs to the second floor landing.

Bedroom 1

12' 1" x 9' 8" (3.68m x 2.94m) + door recess

Double glazed window to the front elevation with distant hillside views. Radiator.

Bathroom

Fitted with a modern three piece white suite with WC and wash hand basin in a vanity unit. Panelled bath with rainfall shower head plus hand held attachment. Attractive tiling to the surrounds and floor. Touch operated bathroom mirror. Chrome heated towel rail. Double glazed window to the front elevation.

Second Floor Landing

Radiator. Oak finish internal doors. Loft hatch to a small loft void.

Bedroom 2

9' 2" x 9' 6" (2.80m x 2.90m) Max into recess

A second double bedroom with double glazed window to the front elevation, enjoying distant views of the hillside.

Bedroom 3

6' 2" x 9' 6" (1.87m x 2.90m) + door recess

Double glazed window to the front elevation, again with distant views. Radiator. Fitted cupboard housing the gas central heating boiler (new in 2022), with useful storage.

Shower Room

An excellent addition, fitted in 2022/23 this stylish shower room comprises; corner shower enclosure, WC and wash hand basin. Attractive tiled surrounds and tiled floor. Touch operated vanity mirror. Extractor. Chrome heated towel rail.

Directions

From Todmorden town centre, turn left at the roundabout onto Rochdale Road, A6033. Continue for approximately 1.2 miles then take a left hand turning, opposite Walsden Station onto Ama Road. Passover the canal bridge then bear right at the end, onto Alma Street. Number 25 is located on the left hand side.

Tenure

This is a Freehold property. Easements apply, including a perpetual yearly rent charge of £2 please refer to the Title Deeds.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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How To View This Property

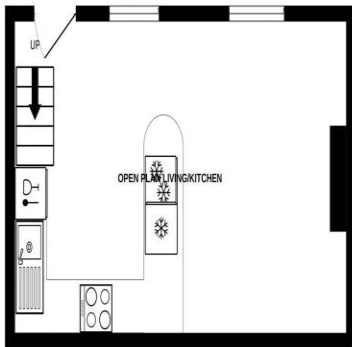
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Claire Sheehan Estate Agents

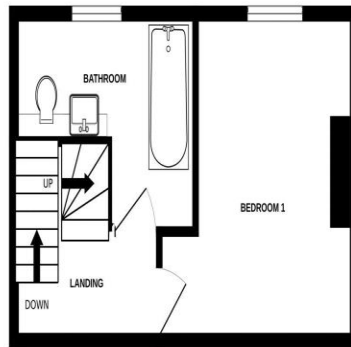
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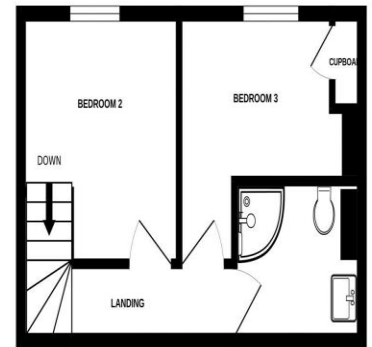
GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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