

MARSH & MARSH PROPERTIES

33 Parkside Road, Todmorden, OL14 8QA

£400,000



****AN EXECUTIVE FIVE BEDROOM DETACHED PROPERTY WITH STUNNING HILLSIDE VIEWS**** This is a sizeable, detached family home which is just shy of 3700 sq. ft. which demands an internal inspection to completely appreciate the size and space this property boasts. Set on the outskirts of Todmorden which provides all the amenities nearby to include a railway station along with highly regarded local schools. Breath taking local walks in the Colne Valley are on your doorstep which make this even more attractive to any dog lovers out there. In brief comprises of; Entrance hallway, capacious dining kitchen, commodious lounge, bedroom five/guest room with a Jack & Jill en-suite shower room which doubles up as a cloak room are all to the ground floor. To the first floor is the house bathroom and four double rooms where the Master bedroom boasts and en-suite shower room along with a walk in wardrobe/dressing room. The lower level has its own spacious entrance hall and boasts an office/study along with an oversized garage which would make an excellent workshop. There is also an attic space over twelve meters in length. External you will find a paved seating area to the front and side of the house, a driveway to provide ample parking spaces and a large area to the rear for a garden.

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ENTRANCE HALLWAY



Accessed via a UPVC door is this impressive hallway which shows off an open staircase and gallery landing. The floor is fully tiled which runs right through the dining kitchen. A second staircase takes you down to the lower level. Ceiling spotlights, radiator, mains smoke alarm and a rear UPVC window.

DINING KITCHEN 7.1 x 5.3m (23'1 x 17'6)



A capacious room provides an extremely comfortable living area where all the family can relax and have fun together. The fitted kitchen boasts an abundance of wall and base units for ample storage and incorporate integrated appliances which include a dishwasher and a

washing machine along with a built-in Neff double electric oven, matching Neff microwave and a five ring Neff gas hob with an impressive suspended stainless steel and glass cooker hood above. Also included is an increasingly popular American style fridge/freezer which sits neatly within the kitchen units along with a sizeable wine/drink's cooler fridge. The one and a half bowl stainless steel sink is complimented by a chrome mixer tap and splash back tiling. The room is completed by the tiled floor and ceiling spotlights. Double glass panelled oak doors lead through to the living room and a UPVC window along with a floor to ceiling arched window provide ample natural light.



LIVING ROOM 5.9 x 6.8m (19'4 x 22'3)



Rarely do you find a new build property with living space as vast as this property and again this room does not let you down. Centre stage is a modern stone fireplace which houses the multi-fuel stove which will create a cosy feeling to this large space. Three UPVC windows and a Juliet balcony cover a dual aspect which not only provide great natural light but also boast beautiful views of the surrounding hillsides. Three radiators.



GUEST ROOM/BEDROOM FIVE 3.3 x 3.7m (10'11 x 11'11)

A double room with ceiling spotlights, radiator and a UPVC window provides an excellent guest room or an independent space for any teenager/young adult.

EN-SUITE SHOWER ROOM

This three piece suite consists of a glass shower cubicle with a power shower, pedestal sink and a low flush toilet and doubles up as a cloakroom for the main house with a separate entrance from the hallway. The walls and floor are tiled, ceiling spotlights, extractor fan, radiator and a UPVC window.

GALLERY LANDING

A beautiful landing area with a UPVC window

looking towards the surrounding hillside. This space leads to a spacious landing area with ceiling spotlights, large storage cupboards, two radiators and a mains smoke alarm.

MASTER BEDROOM 5.9 x 4.1m (19'4 x 13'3)



Again, this is a spacious room which boasts great views from dual aspect UPVC windows. There is a walk-in wardrobe measuring 2.48 x 1.28, ceiling spotlights and a radiator.

EN-SUITE SHOWER ROOM

Three pieces consist of a shower cubicle with a power shower, pedestal sink and a low flush toilet. The floor is tiled with partial tiling to the walls, chrome towel radiator, ceiling spotlights, extractor

fan and a UPVC window.



BEDROOM TWO 3.3 x 5.3m (10'11 x 17'6)



Three UPVC windows covering a triple aspect provide excellent natural light to this double room along with the views already mentioned. Ceiling spotlights, two radiators and a large storage cupboard.

BEDROOM THREE 3.9 x 4.0m (12'9 x 12'11)

A double room with a radiator and a UPVC window. Loft access from this room is via a pull down ladder.

BEDROOM FOUR 3.0 x 4.0m (9'10 x 12'11)

A double room with a radiator, storage cupboard

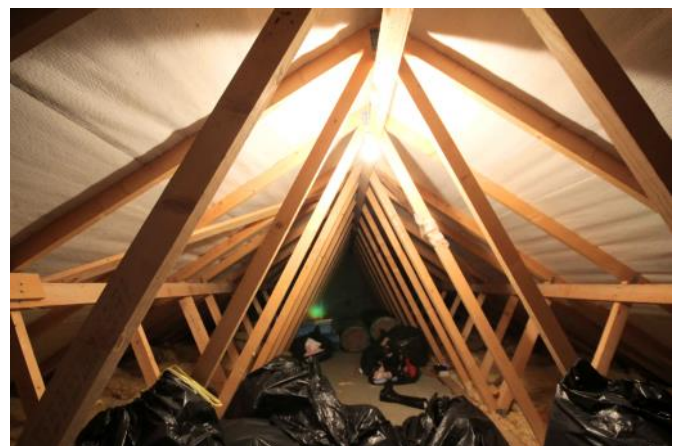
and a UPVC window.

BATHROOM



Once again, the space does not let you down. Here we have a spacious house bathroom with a four piece suite comprising of a rare and original Jacuzzi bath, shower cubicle with a power shower, pedestal sink and a low flush toilet. The floor is fully tiled with partial tiling to the walls. Ceiling spotlights, towel radiator, extractor fan, shaving point and a UPVC window.

LOFT STORAGE SPACE 13.0 x 1.7m (43'0 x 5'6)



Accessed via a pull down ladder with both power sockets and lighting is the expansive storage space where the measurements above only actual cover

the boarded floor space, therefore more space could easily be made if required.

LOWER LEVEL HALLWAY

A staircase leads down from the main entrance hallway to this area which also has a separate external access via a UPVC stable door. Tiled flooring, radiator and a mains smoke alarm.

OFFICE/STUDY 3.2 x 5.3m (10'7 x 17'6)

This office can comfortably house at least three desks therefore providing a good opportunity for anyone who works from home. Tiled floor, radiator and a UPVC window.

INTEGRAL GARAGE/WORKSHOP 6.8 x 12.1m (22'3 x 39'10)

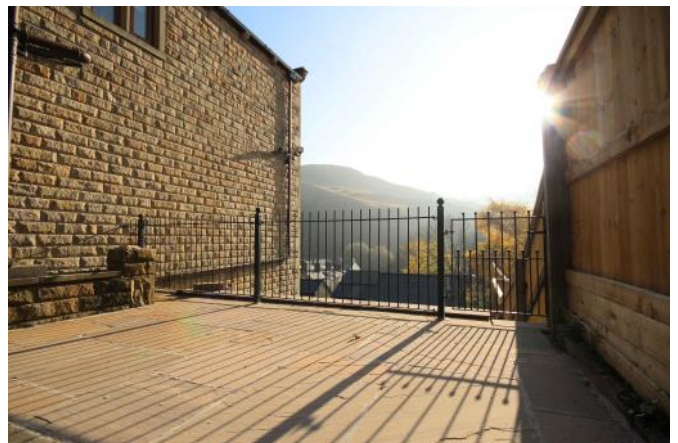
Anyone who needs to work from home with a workshop will not be disappointed with this vast area to take full advantage of where a viewing is necessary to realise what this space and the rest of the house offers. Houses the boilers, hot water cylinder, power and light and is accessed internally or via a large electric up and over garage door.

EXTERNAL



To the front you will find a pleasant stone flagged garden which offers a peaceful seating area which

stretches to one side of the property where the patio area is tiered and leads to the rear of the property. The driveway is accessed via a wrought iron gated entrance and provides ample parking space which leads to the rear of the house and in turn to the integral garage door. A large space is to the rear of the property which can easily be renovated to provide a generous size lawn garden if required.





Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

The floor plan is divided into three horizontal sections: Basement, Ground Floor, and First Floor.

Basement: Features a large **Garage** (6.8m x 12.1m / 223 x 3910) and an **Office** (3.2m x 5.3m / 107 x 176). A staircase leads up to the Ground Floor.

Ground Floor: Includes a **Living Room** (5.3m x 4.1m / 154 x 133), a **Dining Kitchen** (7m x 5.5m / 231 x 176) with a fireplace and built-in oven, and a **Shower Room** (3.2m x 5.3m / 107 x 176). A central staircase leads up to the First Floor.

First Floor: Contains a **Master Bedroom** (5.3m x 4.1m / 154 x 133), a **Bedroom 1** (3.2m x 5.3m / 107 x 176), a **Bedroom 2** (3.2m x 5.3m / 107 x 176), a **Bedroom 3** (3.0m x 4.0m / 91 x 1211), and a **Bedroom 4** (3.0m x 4.0m / 91 x 1211). It also includes a **Bathroom**, an **En-Suite**, and a **CE** (Closet) area.

(c) Maps and Map Projections