



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Greenfield Terrace, Cornholme, Todmorden, OL14 8PL

Offers Over £115,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Keenans are proud to bring to the market this spacious three bedroom mid terrace property in the sought after and scenic village of Cornholme. Set over three floors with spacious rooms and a four piece bathroom suite, this home would be the perfect first home or rental investment. Situated close to major commuter routes to Manchester, Bury and Burnley, whilst also being close to well regarded schools and local amenities. This property is not one to be missed.

The property comprises briefly, to the ground floor; entrance through a vestibule to a welcoming reception room that leads through to a spacious kitchen. The kitchen has a door leading out to the rear and staircase to the first floor. The first floor landing comprises of doors on to the main bedroom, four piece bathroom suite and staircase to the second floor. The second floor landing has doors on to two attic bedrooms. Externally, to the rear of the property is an enclosed yard.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

Greenfield Terrace, Cornholme, Todmorden, OL14 8PL

Offers Over £115,000



- Three Bedrooms Mid Terraced Property
- Spacious Interiors
- Solar Panels
- Heat Pump Heating System
- New Radiators
- Perfect First Home
- Tenure Leasehold
- Four Piece Bathroom
- Neutral Decoration
- Council Tax Band A

Ground Floor

Entrance Vestibule

Composite front door and door to reception room.

Reception Room

14'2 x 12'6 (4.32m x 3.81m)

UPVC double glazed window, central heating radiator, picture rail, television point, two feature wall lights and door to kitchen.

Kitchen

14'2 x 10'3 (4.32m x 3.12m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, space for oven, extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated boiler, wood effect flooring, door to rear and stairs to first floor.

First Floor

Landing

UPVC double glazed window, stairs to second floor, doors leading to bedroom one and bathroom.

Bedroom One

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed window, central heating radiator, original fireplace and television point.

Bathroom

11'5 x 8'10 (3.48m x 2.69m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, wood panel bath with mixer tap and rinse head, corner direct feed shower enclosed and laminate flooring.

Second Floor

Landing

Velux window, wooden beams and doors leading to two bedrooms.

Bedroom Two

14'1 x 11'6 (4.29m x 3.51m)

Velux window, central heating radiator and laminate flooring.

Bedroom Three

11'4 x 11'2 (3.45m x 3.40m)

Velux window and central heating radiator.

Exterior

Rear

Enclosed yard.



Tel: 01282469023

www.keenans-estateagents.co.uk