



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	78	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(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.

Walton Fold, Todmorden, OL14 5TE

Offers Over £315,000

A SPACIOUS FOUR BEDROOM FAMILY HOME WITH VIEWS ACROSS TODMORDEN

Nestled on a private and quiet road in the heart of a popular area of Todmorden, this four bedroom, semi detached family home is being welcomed to the property market. Ideally suited for a growing family looking for a beautifully presented family home that is ready to move straight into! The property has been updated to the highest standard throughout and boasts spacious rooms, modern fixtures and fittings and impressive views across Todmorden valley. Located with easy access to local amenities and schools, as well as commuter routes towards Burnley, Halifax and Rochdale.

The property comprises briefly, to the ground floor: entrance via the porch to a welcoming and spacious reception room with stairs leading to the first floor and door to a contemporary fitted kitchen. The kitchen has access to the rear garden and doors to a utility room and downstairs WC. To the first floor is a landing with doors leading to four bedrooms and a modern three piece family bathroom suite. Externally, the property offers a low maintenance, Indian stone paved rear garden with elevated patio. The front has a laid to lawn garden with bedding areas, plus a driveway providing off road parking for one vehicle.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Walton Fold, Todmorden, OL14 5TE

Offers Over £315,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Impressive Rear Views
- EPC Rating E
- Four Bedrooms
- Updated to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Spacious Interiors
- Council Tax Band D

Ground Floor

Entrance Porch

4'5 x 2'8 (1.35m x 0.81m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, tiled flooring and door to reception room.

Reception Room

24 x 15'1 (7.32m x 4.60m)

UPVC double glazed bow bay window, UPVC double glazed window, two central heating radiators, spotlights, television point, stairs to first floor, doors leading to kitchen and understairs storage.

Kitchen

22'3 x 12 (6.78m x 3.66m)

Central heating radiator, mix of panel wall and base units, laminate worktops, integrated high rise oven and grill, five ring gas hob and extractor hood, one and a half bowl inset sink with mixer tap and integrated draining ridges, integrated dishwasher, space for American style fridge freezer, spotlights, wood effect flooring, doors to utility, WC and UPVC double glazed sliding door to rear.

Utility

4 x 3'9 (1.22m x 1.14m)

Plumbing for washing machine, dryer and wood effect flooring.

WC

4 x 3'9 (1.22m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect flooring.

First Floor

Landing

Loft access, smoke detector, doors leading to four bedrooms and bathroom.

Bedroom One

12'7 x 12'1 (3.84m x 3.68m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Two

11'4 x 9 (3.45m x 2.74m)

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

Bedroom Three

11'4 x 9'2 (3.45m x 2.79m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Four

10'7 x 6'8 (3.23m x 2.03m)

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

Bathroom

7'9 x 5'4 (2.36m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower and rinse head, fully tiled elevations, spotlights and wood effect flooring.

Exterior

Rear

Indian stone paving.

Front

Laid to lawn garden and off road parking.



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