



Total area: approx. 193.0 sq. metres (2077.0 sq. feet)  
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 PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	82

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.

## Manor Close, Todmorden, OL14 6HE

### £525,000

AN IMMACULATE STONE BUILT DETACHED FAMILY HOME IN A PICTURESQUE LOCATION

Offering an abundance of beautifully presented indoor and outdoor space, impressive extension and flowing internally with style and charm, this exceptional four double bedroom detached property is being proudly welcomed to the market within the idyllic market town of Todmorden. With a landscaped south facing garden, added summerhouse and impressive side extension which is currently being used as a fantastic gym space with added mezzanine, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, well-regarded schools and local amenities, as well as network links to Halifax, Rochdale, Burnley and major motorway links. With views overlooking Stoodley Pike and breath-taking countryside walks right at your doorstep, this property has been a credit to the current owners who have created a contemporary and welcoming home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted dining kitchen and staircase to the first floor. The reception room leads on to a fantastic gym/reception room two. The gym houses a spiral staircase on to the mezzanine. The kitchen boasts contemporary wall and base units, high quality integrated appliances, Quooker boiling water tap and leads through to a utility room. The utility room leads on to a WC and double garage. The first floor comprises of doors on to four double bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally, there is an immaculate south facing garden to the rear with laid to lawn, paving, mature shrubs and access on to a fantastic summerhouse. To the front there is a laid to lawn garden with driveway for multiple cars and access to the garage.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

# Manor Close, Todmorden, OL14 6HE

£525,000



- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Double Garage
- EPC Rating C
- Four Double Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning South Facing Rear Garden with Summerhouse
- Council Tax Band E

## Ground Floor

### Entrance Hall

11'9 x 7'8 (3.58m x 2.34m )

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect laminate flooring, doors leading to reception room one, kitchen/dining area and stairs to first floor.

### Reception Room One

19'6 x 13 (5.94m x 3.96m )

UPVC double glazed window, central heating radiator, media wall with television point, wall mounted gas fire, integrated spotlights and shelving, spotlights, wood effect laminate flooring, door to gym/reception room two and UPVC double glazed sliding door to rear.

### Gym/Reception Room Two

19'6 x 13'2 (5.94m x 4.01m )

Double glazed Velux window, central heating radiator, spotlights, wood effect laminate flooring, spiral staircase to mezzanine and UPVC double glazed sliding door to rear.

### Mezzanine

13'2 x 7'4 (4.01m x 2.24m )

Velux window and wood effect laminate flooring.

### Kitchen/Dining Area

19'6 x 18'7 (5.94m x 5.66m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units, wood effect worktops, composite one and a half bowl sink and drainer with Quooker boiling tap, integrated Bosch double electric oven, fridge freezer, dishwasher, wine cooler, under unit lighting, spotlights, television point, door to utility and UPVC double glazed French doors to rear.

### Utility

9'5 x 6 (2.87m x 1.83m)

UPVC double glazed window, upright central heating radiator, base unit, slate effect worktop, plumbing for washing machine, space for dryer, extractor fan, spotlights, wood effect laminate flooring, doors to WC, double garage and UPVC double glazed door to rear.

### Double Garage

15'7 xc 15'5 (4.75m xc 4.70m )

Power, lighting, boiler and electric roller garage door.

## First Floor

### Landing

14'9 x 11'5 (4.50m x 3.48m )

Central heating radiator, smoke detector, loft access, doors leading to four double bedrooms and bathroom.

### Bedroom One

12'6 x 11'9 (3.81m x 3.58m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

### En Suite

7'6 x 4'10 (2.29m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, direct feed rainfall shower enclosed, dual flush WC, vanity top wash basin with mixer tap, fully tiled elevations, PVC to ceiling, extractor fan, spotlights and wood effect lino flooring.

### Bedroom Two

13'3 x 8 (4.04m x 2.44m)

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

### Bedroom Three

11 x 8'1 (3.35m x 2.46m )

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

### Bedroom Four

11'9 x 8 (3.58m x 2.44m)

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

### Bathroom

7'7 x 6'1 (2.31m x 1.85m )

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and direct feed starburst shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, fully tiled elevations, PVC to ceiling, spotlights, extractor fan and wood effect lino flooring.

### Exterior

#### Rear

Enclosed, tiered laid to lawn garden with mature shrubbery, paving, bedding areas and access to summerhouse.

#### Summerhouse

11'6 x 10'6 (3.51m x 3.20m)

Skylight, power, lighting, spotlights and wood effect laminate flooring.

#### Front

Laid to lawn garden with mature shrubbery, off road parking for multiple vehicles and access to double garage.



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