



390 Burnley Road, Todmorden, West Yorkshire, OL14 8EX
Asking Price £249,950

HAMILTON BOWER are pleased to offer FOR SALE this sizeable FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Todmorden - OL14. Set over three floors with generous bedrooms, two reception rooms, and within reasonable proximity local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hall, lounge, dining room, kitchen, converted garage/workshop, three first floor bedrooms, bathroom and second floor bedroom. Externally the property has a split garden to the rear offering good space for outdoor seating. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

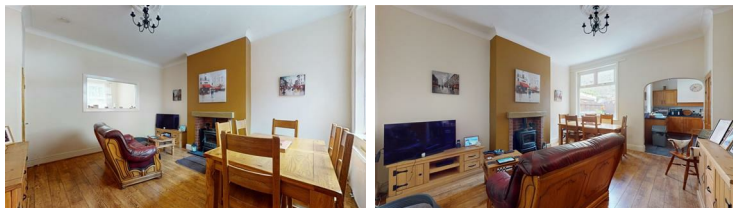
GROUND FLOOR

Lounge



Lounge to the front of the property with access off the entrance hall.
Centred around a gas fireplace with ample room for a large suite as seen.

Dining Room



Dining room to the rear of the property with access through to the kitchen.
Centred around a gas fireplace with ample room for a good-sized table with chairs.

Kitchen



Kitchen to the rear of the property with external access to the garden.
The kitchen is fitted with a wide range of matching wood units with complementary worktops and splashbacks.
Appliances include - range cooker with overhead extractor, dishwasher, fridge/freezer and sink with drainer.
The converted garage/workshop offers power and plumbing for extra appliances.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the first floor with high ceilings and a view to the front.
Offering space for a large bed, side tables and wardrobes.

Bedroom



Second double bedroom, a first floor room with a view to the rear.
Offering space for a large bed, side tables and wardrobes.

Bedroom



Final first floor bedroom, a single room with a view to the front and space for a bed with wardrobes as seen.

Bathroom



House bathroom with frosted glass window and matching three-piece - bath, wc, wash basin, towel rail and airing cupboard.

SECOND FLOOR

Bedroom



Second floor bedroom, a generous double with overhead beams and a view to the side. Offering space for a large bed, side tables and wardrobes.

EXTERNAL



Workshop/Store



To the rear of the property with access from the garden is the store/workshop.

With plumbing and power offering ideal storage space or room for appliances and kitchen overflow as seen.

Garden



The garden is split into two sections, with gated entrances and a path between.

Mainly flagged with a garden shed to the lower end, and a bbq area and ideal outdoor seating space to the top.

