



# 1 GLEN AVENUE

TODMORDEN, OL14 8ER

£245,000  
FREEHOLD

Hansons are proud to bring to market this beautiful end terrace, occupying a large corner plot with lawned garden and patio area, garage with electricity supply and off-road parking. The property is spacious and well-presented throughout, offering an open-plan layout which will easily accommodate a family or couple and is perfect for entertaining guests.



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2 Double Bedrooms

Garage with Electric

Off-road Parking

Large & Modern Kitchen

Large Garden

Gas Central Heating

EPC Grade D



The property comprises:

## Ground Floor:

The ground floor is designed to allow a seamless flow from one room to the next. This open-plan layout incorporates minimal internal walls to maximise floor space and ensure each room feels as large as possible.

## Living Room:

Comfortably housing two large sofas, this spacious living room offers the perfect setting to relax or entertain guests. A large south-facing window provides natural light which ensures that the room remains bright throughout the day.

## Kitchen:

The kitchen boasts a modern décor with an abundance of grey wall and base storage units, wood-style laminate flooring and marble-effect worktops. It comes equipped with an integrated oven, microwave, gas hob and large ceramic sink. Workspace is maximised with 3 separate countertop units, one of which has the potential to be utilized as a breakfast bar.

## Utility Room:

Cohesive with the kitchen, the utility room has a large marble-effect worktop and ceramic sink. The room offers ample base storage units, with room for a washer/dryer incorporated into the worktop design. It also provides direct access to the rear patio.

## Dining Room:

The dining room is accessible from the living room and kitchen, whilst also offering access to the rear garden via a set of French patio doors. Three large dual-aspect windows supply the room with an abundance of natural light. The room is well-suited for hosting guests, currently housing a 4-seater dining table but capable of much more.

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## First Floor:

### Master Bedroom:

A large double bedroom with adjoining **Walk-In Wardrobe**. The wardrobe removes the need for excess bedroom furniture to maintain floor space. It also has multiple shelving units and, with natural light, allows the room to double as a beauty station.

### Bedroom Two:

A further spacious double bedroom which presents adaptability: currently in use as a baby room but could be transformed into a double room/office space.

### Bathroom:

The property's colour scheme is continued with a white tile surround, pastel green wall and wood-style floor which continues up one wall. The bathroom is fitted with WC, washbasin and bath with overhead shower.

### Externally:

The property is set on a large plot, offering a wrap-around garden, rear patio and garage. Accessible from the utility and dining rooms, the rear patio affords a generous space for outdoor seating.

### Garage:

Parking is available for multiple cars with a private driveway and garage. The garage is equipped with electricity and is alarmed to provide extra security.

### Location:

From Todmorden's central roundabout, take Burnley Road. Continue on Burnley Road for approximately 1 mile. Then, turn right onto Orchan Road and take the first right onto Glen Avenue. The house is on the left-hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## HANSONS' OPINION

Hansons are proud to bring to market this well-presented, ready-to-move in, spacious end-terrace. Situated on the outskirts of Todmorden, it is only a short walk to all amenities, Centre Vale Park and a multitude of walking routes. Both the property's modern interior and location make the property a perfect home for a small family, or alternatively, a wonderful property for a couple with ample space for a variety of uses.

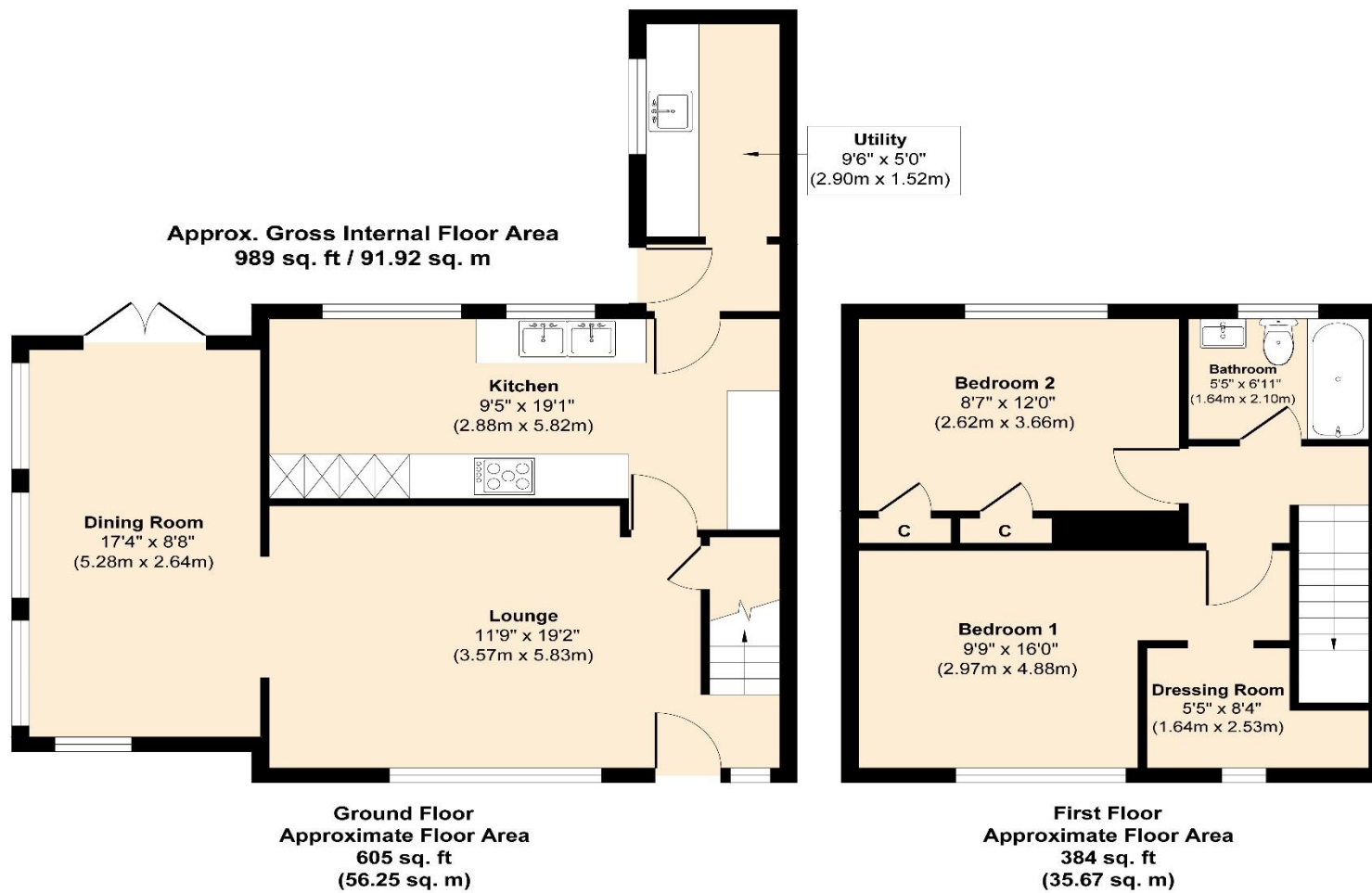


Illustration for identification purposes only. Measurements are approximate and not to scale.  
Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.



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