



DALE AVENUE

TODMORDEN, OL14 6BA

£490,000
FREEHOLD

This beautiful four-bedroom detached home is positioned within a peaceful cul-de-sac, offering a front driveway and a large south facing rear garden and is set in an elevated position affording panoramic views yet only a short walk to Todmorden Town Centre, making this the perfect family home. EPC grade C.



53 DALE AVENUE

Detached House | Large Plot |
Beautiful Location | Four Double
Bedrooms | Incredible Views | Quiet
Cul De Sac | 12 Month Old Boiler |
Family Home | En-Suite | Ample
Parking



53 DALE AVENUE is situated in an elevated position on a quiet cul-de-sac but affords easy access to the centre of Todmorden.

The property comprises:

ENTRANCE HALL: leading to the ground floor WC and three reception rooms.

LOUNGE: forming the largest of the reception rooms, this provides a comfortable space with a modern integrated fireplace.

SITTING ROOM: a great sized room with patio doors leading out into the garden. A versatile room to suit the buyer's requirements – perhaps a child's playroom, a teenager's lounge or an elderly parent's sitting room.

DINING ROOM: a spacious room which currently accommodates a six-person table but would again be suitable for a variety of uses to suit the buyer,

SPACIOUS CONSERVATORY ideal for entertaining guests and leading to the south facing rear garden.

KITCHEN: the kitchen is a good size and fitted with ample wall and base units, accommodating modern appliances.

UTILITY ROOM offering an extra space for storage and also leading to the rear garden.

At first floor the property benefits from:

MASTER BEDROOM: with built in wardrobes and leading into the modern EN-SUITE SHOWERROOM.

THREE FURTHER DOUBLE BEDROOMS and **HOUSE BATHROOM** incorporating a modern suite.

EXTERNALLY: the property is accessed by a paved driveway which will accommodate ample vehicles and leads to the **GARAGE**. The property has a spacious garden to the side and rear, including a large patio, sloping lawn and steps leading to a decked area at the top of the garden - here is where you can take full advantage of the beautiful view.

The property is fitted with large casement windows throughout to benefit from the views to the front and the south facing garden to rear.



53 DALE AVENUE



HANSONS' OPINION

53 DALE AVENUE is an ideal family home. The accommodation is substantial to either offer living accommodation for a growing family or for those who may want to downsize and include a family member. It is set in an elevated position affording panoramic views yet offers easy access to Todmorden with all its amenities. A family home that offers modern living in an accessible location.



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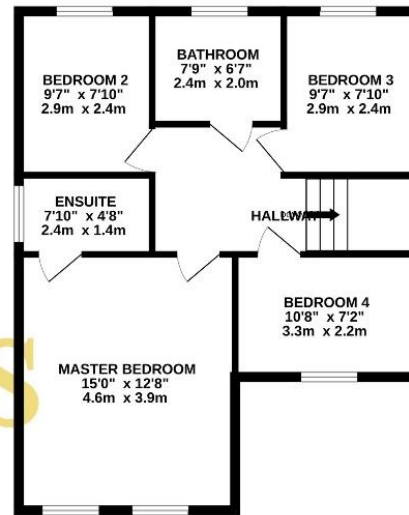
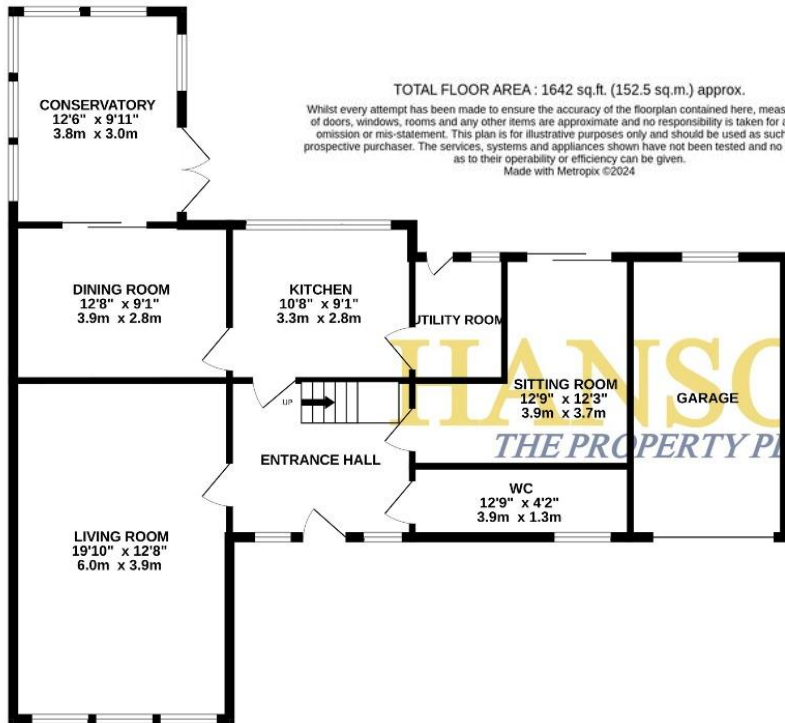
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From Todmorden town centre, proceed down Halifax Road. Turn right onto Key Sike Lane and continue up the hill before reaching Dale Avenue on the left-hand side. Continue down Dale Avenue until reaching the property on the left-hand side of the cul-de-sac.

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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