



Oak Avenue, Todmorden, OL14 5NT

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welcome to

Oak Avenue, Todmorden

Briefly comprising three bedrooms, family bathroom, living room, kitchen, gardens to rear and side and two storage rooms to the rear of the property, this property needs to be viewed to be appreciated. Call us on 01422833553 to arrange a viewing.



Entrance Hallway

Enter the property from street level in to the entrance hallway. Doors lead to kitchen and living room, whilst stairs lead to first floor accommodation.

Living Room

17' 5" x 12' 5" (5.31m x 3.78m)

The living room is bright and spacious and can easily accommodate usual living furniture. With double glazed windows to the front aspect, as well as the rear.

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

The kitchen is modern and well appointed, with a combination of wall and base units, space for fridge/freezer, and finished with complementary worksurfaces and splashbacks.

Bedroom One

11' 8" x 11' (3.56m x 3.35m)

A well sized double bedroom with far reaching views to the rear aspect of the property through double glazed windows. Easily large enough to accommodate a double bed and usual bedroom furniture.

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)

The second bedroom is another good sized room which would comfortably accommodate a double bed and usual bedroom furniture. Double glazed window to the rear aspect.

Bedroom Three

8' 2" x 6' 8" (2.49m x 2.03m)

The third bedroom is a single room, easily able to accommodate a single bed and bedroom furniture and could be used for a number of purposes, such as office, dressing room, hobby room etc.. Double glazed window overlooks the front aspect.

Family Bathroom

The family bathroom is modern and well appointed, with a white three piece suite, comprising of bath with shower over, wash hand basin and low flush w/c. The bathroom is tiled and benefits from a frosted double glazed window and heated towel radiator.

Rear Store Rooms

Accessed from the rear garden of the property are two useful storage rooms. One is largely used as a garden shed, where the boiler is housed and with solid concrete floor and ceiling lights. The second storage room is used as a utility with electricity and plumbing for utilities as well as good dry storage space.

The front garden is a flagged patio area and the side and rear gardens are well sized with a mixture of rockery and laid to lawn areas.



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welcome to

Oak Avenue, Todmorden

- Three Bedrooms
- Semi - Detached
- Garden to Rear & Side
- Well Presented Throughout
- Popular Residential Location

Tenure: Leasehold EPC Rating: Awaited

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB109083 - 0002

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