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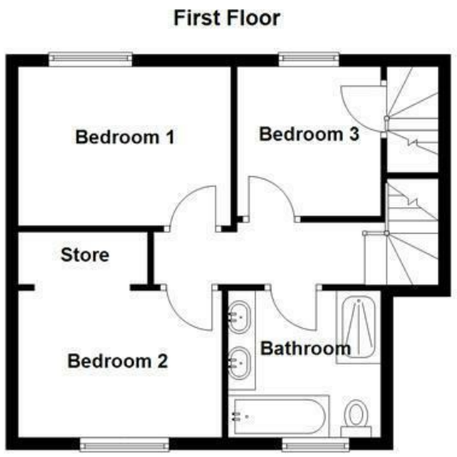

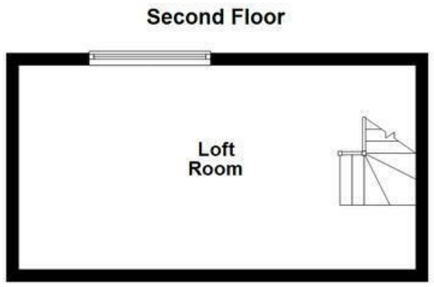

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Bacup Road, Todmorden, OL14 7HN

£350,000

A STUNNING FAMILY HOME WITH LAND, SITUATED IN A PICTURESQUE LOCATION

Located on Bacup Road in the charming town of Todmorden, this delightful four-bedroom cottage perfectly blends character features with modern decor, making it an ideal family home. As you step inside, you are welcomed by a spacious lounge that boasts a cosy log burner, creating a warm and inviting atmosphere for family gatherings or quiet evenings in. The open-plan layout seamlessly connects the lounge to a country-style kitchen, complete with a pantry area, ensuring that both cooking and entertaining are a pleasure.

On the first floor, you will find two generously sized double bedrooms, alongside a modern bathroom that caters to the needs of a busy family. The third bedroom offers access to a versatile loft space, which can serve as a fourth bedroom or a creative area for hobbies and relaxation.

The property is situated in a sought-after location, with approximately 1/2 an acre of grazing land and surrounded by stunning views of the picturesque countryside. The large garden provides ample outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the tranquil setting. With sheep grazing just at your doorstep, the property offers a unique connection to nature.

This cottage is truly a brilliant family home, ready for you to move into and start creating lasting memories. Don't miss the opportunity to make this charming home your own.

Bacup Road, Todmorden, OL14 7HN

£350,000

3 1 1 D

- Beautifully Presented Terraced Cottage
- Four Piece Bathroom Suite
- Off Road Parking
- EPC Rating D
- Approximately 1/2 an Acre of Grazing Land
- Country-Style Dining Kitchen
- Tenure Freehold
- Three Bedrooms
- Versatile Loft Room
- Council Tax Band D

Ground Floor

Reception Room

15'3 x 12'0 (4.65m x 3.66m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, log burner with exposed brick surround, exposed beams, stone flag flooring and open to kitchen/dining area.

Kitchen/Dining Area

20'3 x 18'9 (6.17m x 5.72m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated oven, five ring gas hob and extractor hood, plumbing for washing machine, spotlights, stone flag flooring, under stairs storage, door to utility and stairs to first floor.

Utility

6'1 x 4'6 (1.85m x 1.37m)

Panelled wall and base units with wood effect work surfaces, tiled splashback, integrated fridge freezer, stone flag flooring, door to WC and composite double glazed frosted door to rear.

WC

4'8 x 3'0 (1.42m x 0.91m)

UPVC double glazed frosted window, wall mounted wash basin with mixer tap, dual flush WC and stone flag flooring.

First Floor

Landing

14'11 x 2'11 (4.55m x 0.89m)

Doors leading to three bedrooms and family bathroom.

Bedroom One

10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'0 x 7'10 (2.44m x 2.39m)

UPVC double glazed window, central heating radiator and door to stairs to second floor.

Bathroom

8'3 x 6'11 (2.51m x 2.11m)

UPVC double glazed frosted window, two vanity top wash basins with waterfall mixer taps, tiled panel bath with mixer tap, dual flush WC, walk-in direct feed rainfall shower, spotlights, PVC panelling to ceiling, tiled elevations and tiled flooring.

Second Floor

Loft Room

21'7 x 11'1 (6.58m x 3.38m)

UPVC double glazed window, exposed beams and eave storage.

External

Rear

Enclosed garden with laid to lawn, decking, hot tub, paving, external kitchen and access to 3/a acres of grazing land.

Front

Imprinted concrete driveway.

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