

# Claire Sheehan

Estate Agents  
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**Throstle Street, Walsden,  
Todmorden, OL14 6UG**

**OIRO £450,000**



Claire Sheehan Estate Agents  
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**18 Throstle Street, Walsden, Todmorden, West Yorkshire, OL14 6UG**

**Substantial Stone End Terrace**

**Separate Lounge & Dining Room**

**Wonderful Views**

**Ample Parking**

**4 Bedroom Family Home**

**Additional Large Garden Plot**

**Garage & Car Port**

**EPC EER (59) D**

A substantial family home, with very large gardens plus ample parking and a garage & car port. This deceptive property was once two separate back-to-back cottages and the additional garden and rear land makes this a very exceptional property. Comprising; entrance hallway, lounge with lovely views, separate dining room with open access to the kitchen. There are three first floor bedrooms and a bathroom plus a large master bedroom with dormer window to the second floor and an en-suite bathroom. Double glazing and a gas central heating system installed. Viewing essential as this unique property offers so much more potential. EPC EER (59) D

**Accommodation:**

*All measurements are approximate*

**Location**

The property is an end terrace, backing onto Rochdale road having gated vehicle access to the front. There are pleasant views of the surrounding countryside and extensive gardens. Several walks are in close proximity including the canal path. Buses run along the Rochdale Road, to both Todmorden and Littleborough. Walsden railway station is just over 1 mile, Todmorden town centre station approximately 2.5 miles and Littleborough station just over 3 miles, so particularly handy for rail commuters.

**Front Entrance**

Located on Throstle Street.

**Entrance Hall**

A spacious entrance room with quarry tiled flooring. Plumbing for a washing machine. Radiator. Double glazed side window. Door to the staircase.

**Lounge**

*13' 1" x 13' 0" (4.00m x 3.95m) into recess*  
Twin double glazed windows with views towards the gardens. Decorative fireplace with open grate. Radiator. Double doors open through to the dining room.

**Dining Room**

*13' 1" x 13' 9" (4.00m x 4.20m)*

Double glazed rear window. Rear entrance door. Radiator. Open access to the kitchen.

**Kitchen**

*13' 9" x 7' 7" (4.20m x 2.30m)*

Fitted with a range of medium oak style wall and base units with coordinated work surfaces and an inset stainless steel single drainer sink. Belling Rangemaster cooker with induction hob, two electric ovens and grill. Matching splash back and chimney style cooker hood. Part tiled surrounds. Double glazed rear window.





### First Floor Landing

Double glazed side window. Stairs to the second floor landing.

### Bedroom 2

13' 1" x 10' 8" (4.00m x 3.24m) + wardrobe recess  
A large double bedroom with double glazed window and wonderful views. Wardrobe storage to the recesses. Radiator.

### Bedroom 3

9' 10" x 13' 7" (3.00m x 4.13m) + understairs recess but into door recess  
Double glazed window to the rear elevation. Radiator. Stone fireplace lintel.

### Bedroom 4

9' 10" x 7' 8" (3.00m x 2.33m) + recess  
Double glazed window to the front elevation with wonderful views, additional double glazed side window. built-in storage to the recess. Radiator.

### Bathroom

Fitted with a panelled bath, extending into a recess, WC and wash hand basin. Over bath Mira shower. Radiator. Wall mounted gas central heating boiler. Extractor. Double glazed rear window.

### Second Floor Landing

Double glazed Velux skylight. Exposed stonework. Access to a large eaves storage space.

### Master Bedroom

13' 1" x 19' 8" (4.00m x 6.00m)  
A very large master bedroom with double glazed dormer windows and wonderful views. Additional double glazed side window. Radiator. Exposed ceiling beam and ceiling spot lights.



### En-Suite Bathroom

Fitted with a four piece suite comprising; wood panelled bath, step in shower enclosure, WC and wash hand basin. Spot lights. Part tiled surrounds. Radiator. Double glazed side window.

### Patio Area & Outhouses

Flagged patio area to the front, with views of the gardens and hillside beyond. There is pedestrian access across the front of the terrace, over the patio, to the stone outhouses and side alleyway. Number 18 has 2 stone outhouses including a coal store and also an outside WC.

### Garage & Car Port

19' 8" x 9' 2" (6.00m x 2.80m)  
The garage has an up and over door and power, light and water are available. The adjacent car port is a similar size and provides additional covered parking. There is also a useful bike store to the side of the garage.

### Driveway

A long driveway, with gated access, leads along the front of property parallel to Throstle Street. This driveway provides ample off street parking and turning facilities.

### Additional Garden Plot

There are large lawned gardens with a mature hedge. The gardens extend over Walsden Water to the Railway border fence. There is a garden room/potting shed located behind the garage and car port.

### Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

## Tenure

This is a Freehold property consisting of 3 separate Titles. Easements and restrictive covenants apply together with a perpetual yearly rent charge of £3.8s.4<sup>d</sup>. created by a Conveyance dated 21 December 1869. Please refer to the Title Deeds for full information.

## Directions

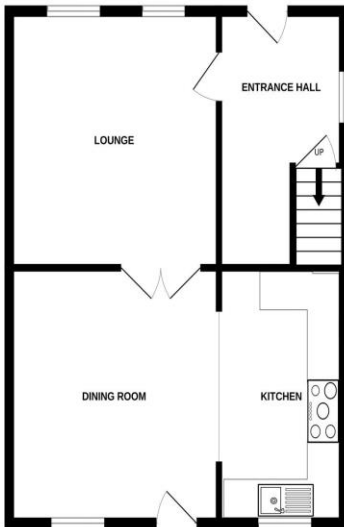
From Todmorden town centre take the A6033 Rochdale Road, heading out of town towards Walsden and Littleborough. Continue for just over 2 miles, through Walsden village and passing Gordon Riggs garden centre on the left hand side. Thristle Street is located to the rear of 945 Rochdale Road.

## How To View This Property

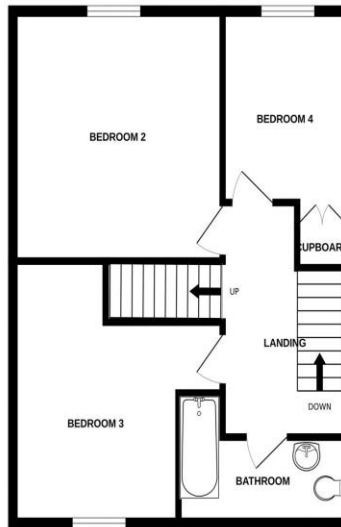
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enq@cs-ea.co.uk](mailto:enq@cs-ea.co.uk)

GROUND FLOOR  
548 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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