

MARSH & MARSH PROPERTIES

5 Linden Avenue, Todmorden, OL14 5NP

£325,000



****ATTENTION TO ANYONE DOWNSIZING OR A PROFESSIONAL/YOUNG COUPLE – THIS PROPERTY DEMANDS AN INTERNAL INSPECTION**** Situated in this desirable location on the outskirts of Todmorden, and at the head of a very small cul-de-sac is this most delightful and well-presented double fronted, two double bedroom, detached bungalow which was built around the 1930's to a true bungalow design. Unlike most bungalows, this is a deceptively spacious property offering comfortable living space with a beautiful, enclosed garden which catches the sun all day long until the sun goes down. In brief comprises of; Grand entrance hall, lounge, conservatory, dining room, kitchen, two double bedrooms one of which has an En-suite shower room, all to the ground floor along with the stylish house bathroom. Externally there is private parking for three vehicles to the front along with a patio area. To the side of the property is a wonderful, enclosed garden with a decked area and to the rear you will find a small garden along with the garden shed. The property also benefits from being within half a mile of the local railway station providing quick and easy access to the major cities of Leeds and Manchester.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL

This entrance hall sets the precedence for the rest of the property in terms of space and high ceilings. Accessed via a UPVC door with a transom window, this area has a radiator and a hidden parquet wooden floor if you choose to remove the carpet.

LIVING ROOM 4.2 x 4.1m (13'9 x 13'3)



Providing an abundance of natural light is a lovely UPVC bay window along with glass panelled French doors which lead to the conservatory. Centre stage of this room is a coal effect, living flame gas fire which is nestled within an impressive limestone fireplace. There is also a radiator to this room.

CONSERVATORY 4.1 x 4.1m (13'5 x 13'3)



An excellent addition to the property is this spacious conservatory where you can relax peacefully and appreciate the picturesque outlook across the garden. Of UPVC construction, on a brick and rendered base this benefits from tiled floor, wall lights and two radiators for the winter months.

DINING ROOM 3.0 x 5.7m (10'0 x 18'8)



For family gatherings, you could not ask for a better space. This room can hold an eight seat table with ease and therefore, for those larger families there won't be any tight squeezes at Christmas time. There is a radiator and two UPVC windows.

KITCHEN 1.9 x 4.8m (6'2 x 15'8)



Ample wall and base units provide more than enough storage space along with integrated appliances to include a fridge, freezer, and a dishwasher. The Bosch electric fan oven is built-in along with a halogen hob with a cooker extractor hood above. The stainless steel sink is complimented by a chrome mixer tap with views via a UPVC bay window which looks out across the garden. To complete this room are the floor tiles, ceiling spotlights, radiator, rear UPVC window and an external UPVC door which leads to the garden.

BEDROOM ONE 4.3 x 4.0m (14'2 x 13'1)

A large double room with a fully fitted bedroom suite, radiator and a UPVC bay window to take in

the pleasant outlook.



BEDROOM TWO 3.1 x 3.5m (10'2 x 11'5)



A double room with fitted wardrobes, radiator,

loft access and a UPVC window.



EN-SUITE SHOWER ROOM



A modern three piece suite comprises of a Large walk-in shower cubicle (which was upgraded in 2022), pedestal sink and a low flush toilet. Finishing the room of to a high standard are the tasteful wall and floor tiles, chrome towel radiator, ceiling spotlights, extractor fan and a UPVC window.

HOUSE BATHROOM



This modern and stylish Villeroy & Boch bathroom suite comprises of a large double ended bathtub with a mixer tap and handheld shower head, a wall mounted floating toilet and sink with a mixer

tap. A clever design above the sink and toilet unit are mirrors which open to the hidden and useful storage shelves. To complete this room are the tasteful wall and floor tiles, chrome towel radiator, ceiling spotlights, extractor fan and a UPVC window.



UTILITY ROOM

Space and plumbing for a washing machine and a dryer with a tiled floor and a UPVC window.

EXTERNAL



To the front of the property there is private parking for three vehicles and a wonderful patio area where you can relax, enjoy the sunnier days and take in the pleasant views. At the rear you will

find an impressive wild country garden which boasts a wide variety of wild plants and strawberry bushes. Elevated above this garden there is a pebble area with a useful garden shed. Saving the best until last is this wonderful, enclosed garden to the side of the house which catches the sun all day long until sunset. The garden is boarded with a range of mature trees, bushes and boasts a private decking area which has easy access to the kitchen door making this perfect for the summer barbeques.

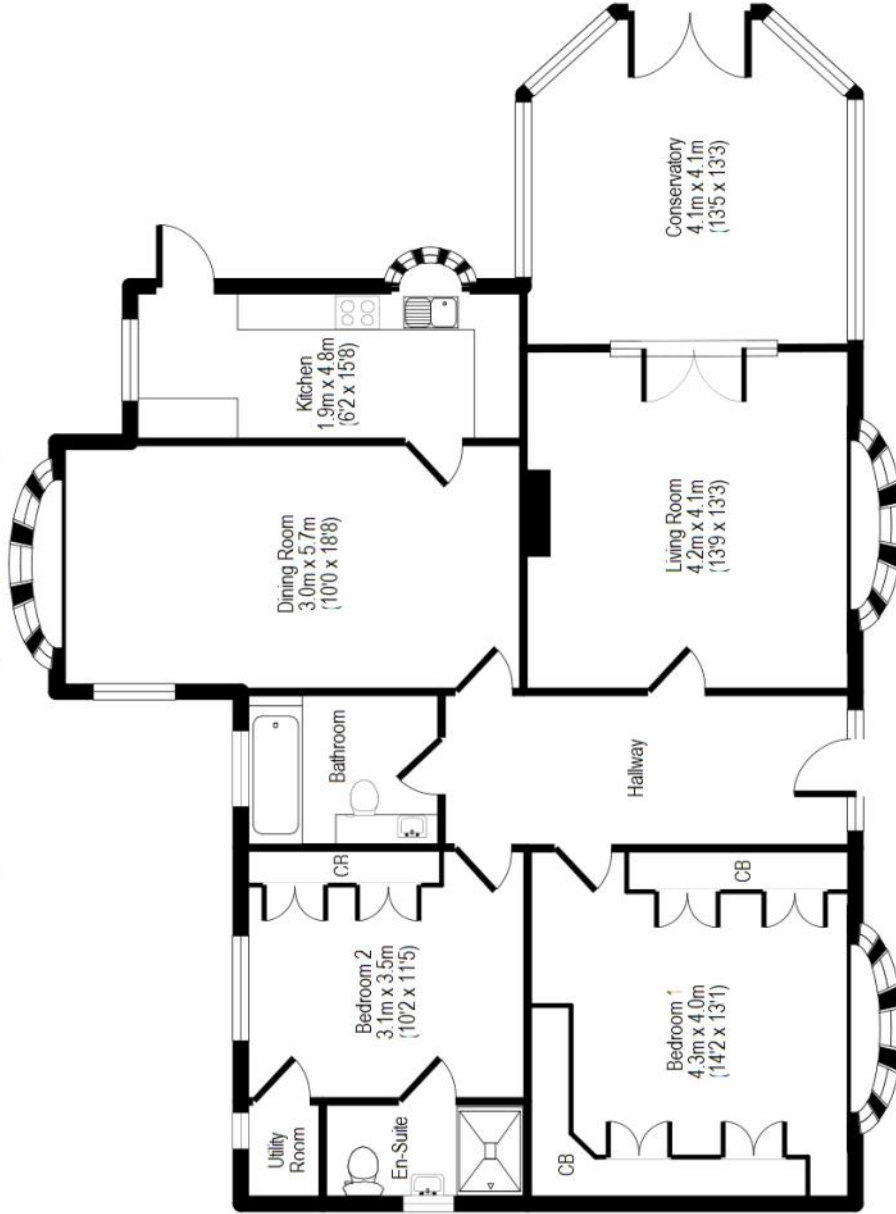


No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract.

5 Linden Avenue, Todmorden, OL14 5NP



APPROX GROSS INTERNAL FLOOR AREA: 109 sq. m / 1168 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk