

# MARSH & MARSH PROPERTIES

3 Beaumont Street, Todmorden, OL14 5JZ

£206,000



**\*\*ATTENTION TO ALL FIRST TIME BUYERS OR YOUNG COUPLES/FAMILIES\*\***  
Rarely do properties become available for sale on this quiet cul-d-sac set on the hillside on the outskirts of Todmorden Town centre, and therefore an early viewing may be vital to avoid any disappointment. This three bedroom, mid-town house family home is well presented and boasts a multi-fuel stove along with pleasant hillside views to the rear. With gardens to the front and rear, the house comprises of; To the ground floor, entrance hallway, lounge and formerly two separate rooms developed into a spacious dining kitchen. Three bedrooms and the house bathroom are to the first floor. In 2018 extensive work was carried out to include a new roof with two Velux windows (in preparation for a converted attic room), new electrics, fire alarm and a carbon dioxide alarm.

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

Tel: 01422 648 400

[info@marshandmarsh.co.uk](mailto:info@marshandmarsh.co.uk)

[www.marshandmarsh.co.uk](http://www.marshandmarsh.co.uk)



## ENTRANCE HALL



This is a spacious hallway with an open staircase, wood flooring, radiator, under the stair storage cupboard, and is accessed via a solid wood external door.

## LIVING ROOM 3.2 x 3.9m (10'5 x 12'9)



Taking centre stage of this room is the multi-fuel stove which is nestled within the chimney breast and set on a Yorkshire stone hearth. Completing the room is a radiator, wood flooring and a UPVC bay window.

## DINING KITCHEN 4.9 x 4.2m (16'0 x 13'11)

Formerly two separate rooms which have been developed to make this beautiful and spacious

dining kitchen. There are a wide range of wall and base units to provide ample storage space and incorporate a stainless steel sink with a chrome mixer tap that is further complimented by the stylish, white brick bond splash back tiling. The built-in electric oven has a matching gas hob with a stainless steel cooker hood above and there is space and plumbing for a washing machine. To the dining area, there is wood flooring and an impressive coal effect, living flame gas fire which is set within the chimney breast. A separate wall and base unit to match the kitchen, houses the combination boiler. There are two rear windows and a rear wooden door.







A double room with a built-in double wardrobe with overhead storage to an alcove, radiator and a UPVC window with a pleasant outlook.

**BEDROOM TWO 3.2 x 3.5m (10'4 x 11'7)**



**LANDING**

The open staircase with a wooden spindle banister, leads up from the hallway to the landing area where there is a mains smoke alarm.



**BEDROOM ONE 3.2 x 4.0m (10'4 x 13'1)**

A double room with a radiator and a UPVC window.



**BEDROOM THREE 1.7 x 2.3m (5'6 x 7'8)**



A single room with a radiator and a UPVC window.

**BATHROOM**

This is a modern white three piece suite which is complimented by tasteful wall tiles around the bathtub, which has a chrome mixer tap with a shower head and a glass shower screen. There is a



low flush toilet and a pedestal sink to complete the suite. A chrome towel radiator, extractor fan and a UPVC window finish the room to a good spec.



To the front of the property there is an enclosed lawn garden and, to the rear you will find an enclosed paved garden with a garden shed and external lighting.

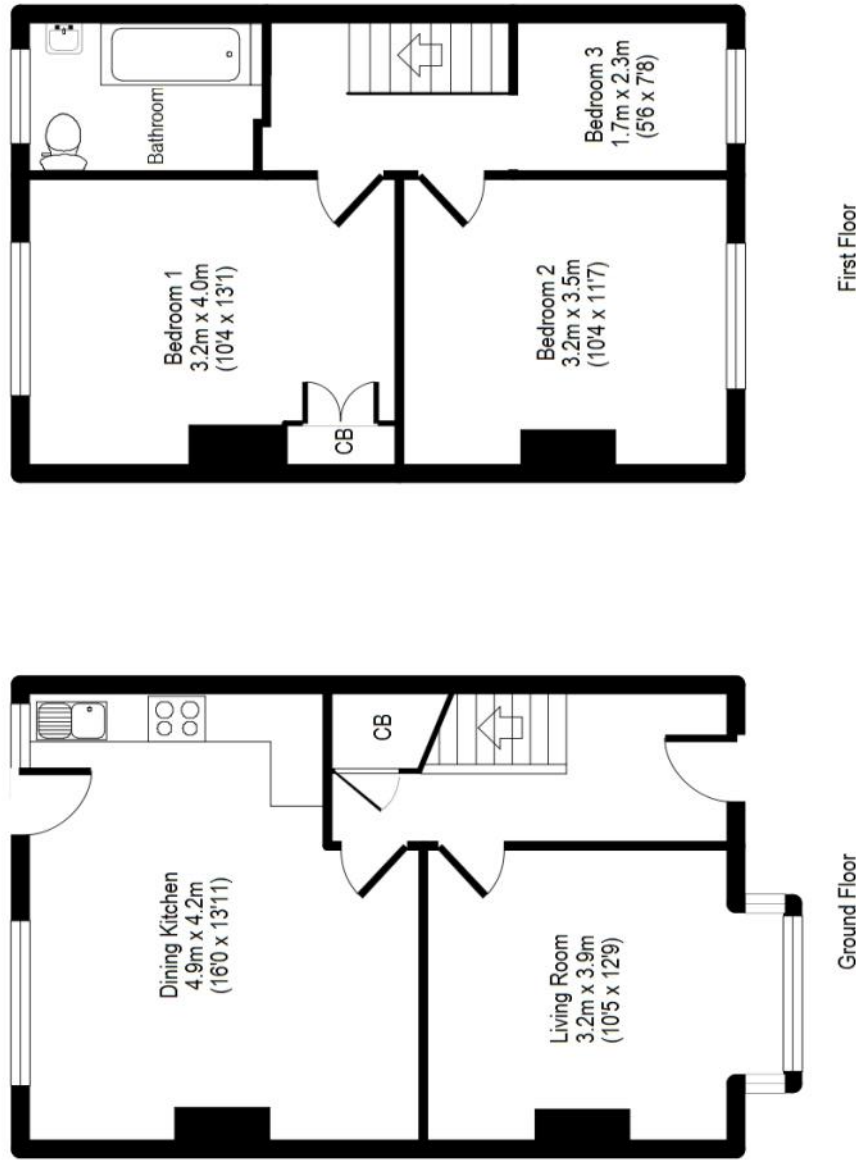


## EXTERNAL



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APPROX GROSS INTERNAL FLOOR AREA: 75 sq. m / 804 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.

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