





180 Hollins Road, Todmorden

£175,000 Leasehold

Unique stone terrace sitting in priminent position on the highly sought after Hollins Road in Walsden • Walsden is a small village, sitting roughly 3 miles outside the centres of both Todmorden and Littleborough • Close by to local countryside and numerous beauty spots including Gaddins Dam and Stoodley Pike • Walsden train station is just a stroll away ideal for commuters • The property is spread over four levels, with two double bedrooms and useful cellar which has plumbing and could be used as a utility • Attractive exposed feature stone walls internally • Modern fitted kitchen • Gas central heating via modern combination boiler, along with double glazed windows throughout • Ideal for first time buyers, 'ready to move in' condition • NO CHAIN

Charming two bed stone terrace on sought-after Hollins Road, Walsden. Four levels, cellar, modern kitchen, ready to move in. Close to station, countryside, and offered with no onward chain.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







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GROUND FLOOR

Lounge
12' 8" x 12' 5" (3.86m x 3.79m)

Kitchen
11' 9" x 10' 0" (3.58m x 3.05m)

Cellar
11' 9" x 10' 0" (3.58m x 3.05m)

FIRST FLOOR

Landing
11' 9" x 5' 5" (3.58m x 1.65m)

Bedroom
12' 8" x 12' 5" (3.86m x 3.79m)

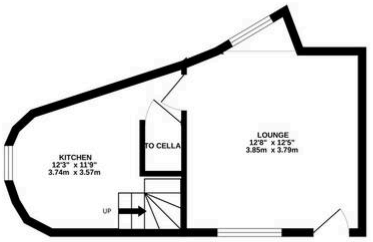
Bathroom
9' 2" x 6' 0" (2.79m x 1.83m)

SECOND FLOOR

Landing
11' 8" x 10' 0" (3.56m x 3.05m)

Bedroom
12' 8" x 12' 5" (3.86m x 3.79m)

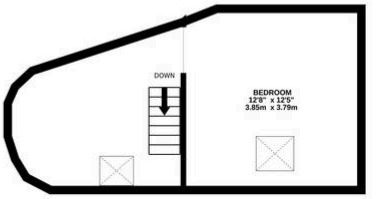
GROUND FLOOR
279 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



FacetoFace

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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