



4 Sun Vale Avenue, Todmorden

£170,000 Freehold

Spacious two bedroomed property, situated in much sought after and highly regarded Walsden area • Walsden is a small village sitting just inside the west Yorkshire border, roughly 3 miles outside of both Todmorden centre and Littleborough centre • Countryside is always on your doorstep with many local beauty spots close by including Gaddings Dam, Blackstone Edge and Stoodley Pike • Walsden train station (within walking distance) offers direct routes to Hebden Bridge, Todmorden, Halifax, Rochdale, Leeds and Manchester • Beautifully presented throughout and carefully maintained by the owner, with tasteful décor and modern fixtures and fittings throughout • To the ground floor there is a large lounge which can accommodate dining table to the rear, with patio doors leading to the garden, understairs store cupboard and modern fitted kitchen • To the first floor there are two DOUBLE bedrooms (the rear of the two currently used as home gym) and modern fitted bathroom suite with 'P' bath and 'rainfall' shower head over bath • Gas central heating via modern combination boiler (fitted approximately 6 years ago), double glazed windows throughout and loft with large access hatch, ladder, boarding and light • Externally with driveway to the front of the property and attractive yet low maintenance garden to the rear, as well as large

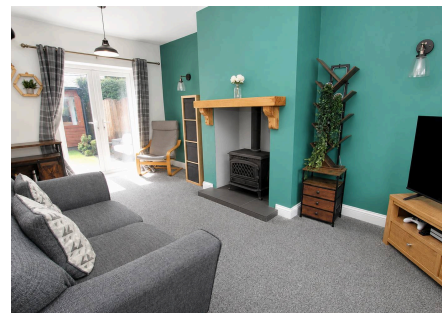
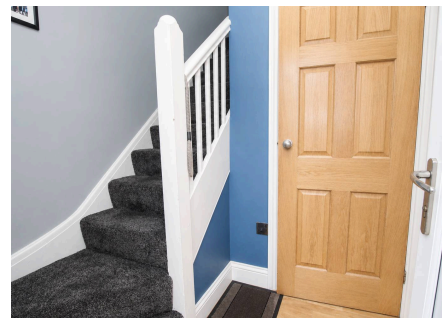
Beautifully presented 2-bed home in sought-after Walsden. Modern décor, spacious lounge, fitted kitchen, driveway, shed, near train links, countryside, and town centres. No chain.

Council Tax band: A

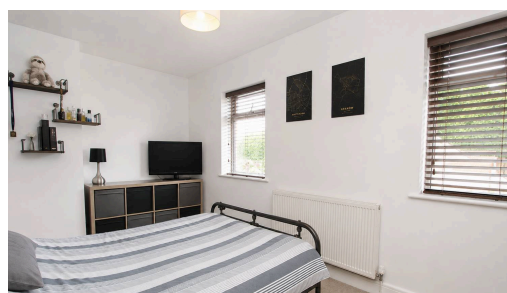
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Spacious two bedroomed property, situated in much sought after and highly regarded Walsden area
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- Walsden train station (within walking distance) offers direct routes to Hebden Bridge



GROUND FLOOR

Entrance Hallway

6' 0" x 6' 6" (1.83m x 1.98m)

Lounge / Diner

17' 9" x 10' 8" (5.41m x 3.25m)

Kitchen

10' 10" x 6' 10" (3.30m x 2.08m)

FIRST FLOOR

Landing

2' 8" x 6' 0" (0.81m x 1.83m)

Bedroom

8' 10" x 14' 11" (2.69m x 4.55m)

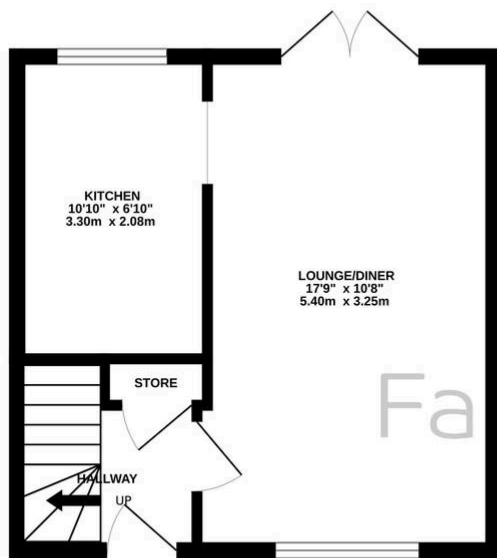
Bedroom

8' 9" x 11' 7" (2.67m x 3.53m)

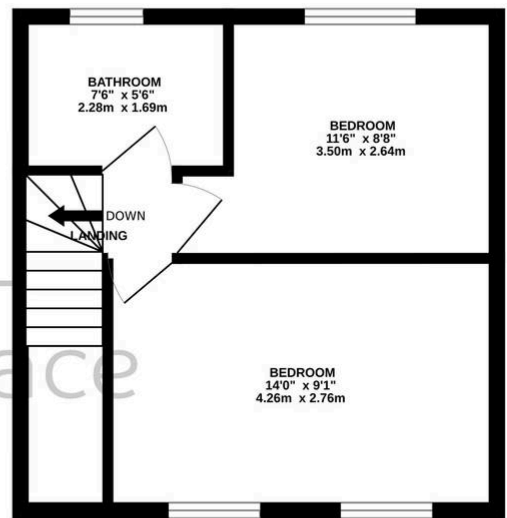
Bathroom

5' 6" x 7' 6" (1.68m x 2.29m)

GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



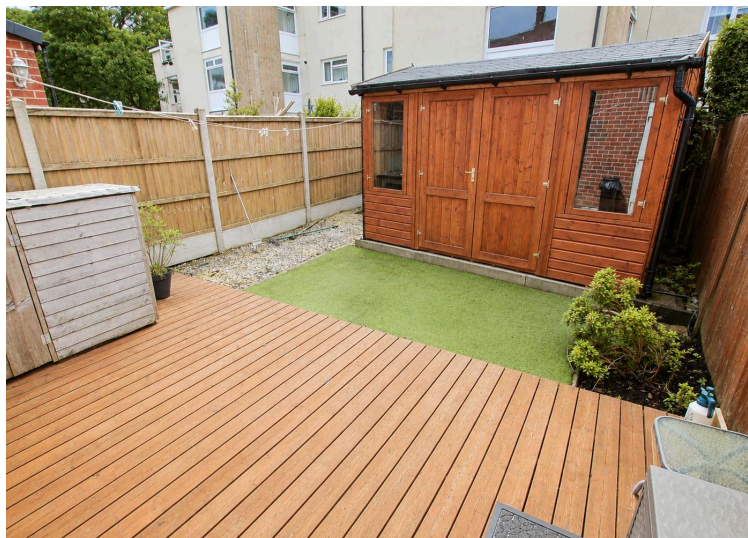
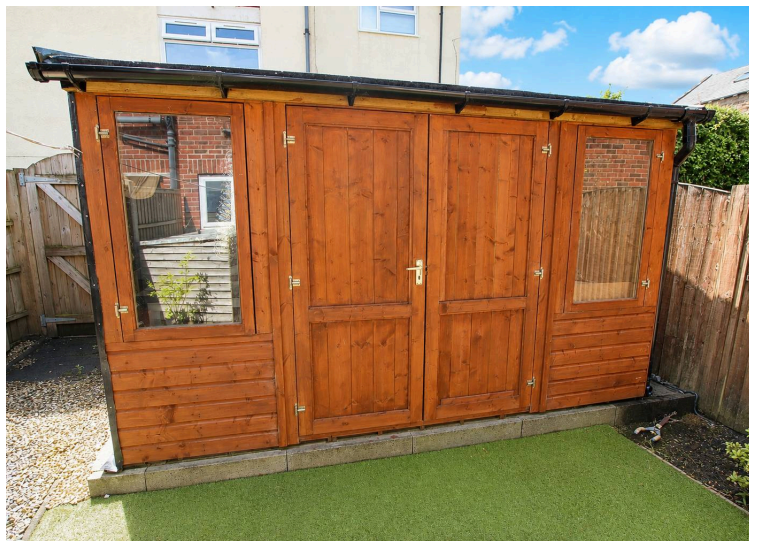
1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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