



## 148 Burnley Road, Todmorden

£205,000 Leasehold

Large 3 double bed roomed terrace property in prominent, elevated position on Burnley Road • Sitting just outside of Todmorden centre, across the road from Centre Vale park, whilst not being overlooked to the front • Todmorden train offers commuters easy access to Leeds, Halifax, Rochdale and Manchester • Spread over three levels plus cellar • On top floor there is a double bedroom along with dressing room and ensuite shower room • Property rewired in 2023 as well as new combination boiler installed in 2021 • Rear yard • NO CHAIN • XX NEW PRICE XX

Terraced property on Burnley Road near Todmorden centre. Expansive layout across three levels, abundant natural light, tranquil location facing Centre Vale park. Proximity to shops, dining, and transport links. Three double bedrooms, recent upgrades, rear yard for outdoor living. Modern comfort in a convenient location.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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- Spread over three levels plus cellar
- On top floor there is a double bedroom along with dressing



## **GROUND FLOOR**

### **Lounge**

11' 11" x 13' 5" (3.63m x 4.09m)

### **Dining Kitchen**

10' 10" x 13' 5" (3.30m x 4.09m)

### **Cellar**

14' 11" x 13' 5" (4.55m x 4.09m)

## **FIRST FLOOR**

### **Landing**

8' 4" x 13' 5" (2.54m x 4.09m)

### **Bedroom**

9' 6" x 13' 5" (2.90m x 4.09m)

### **Bedroom**

10' 11" x 8' 1" (3.33m x 2.46m)

### **Bathroom**

7' 11" x 4' 10" (2.41m x 1.47m)

## **SECOND FLOOR**

### **Bedroom**

14' 11" x 13' 5" (4.55m x 4.09m)

### **Dressing Room**

11' 2" x 13' 5" (3.40m x 4.09m)

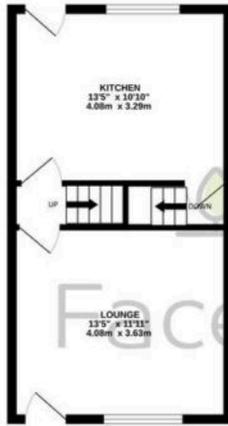
### **En-suite**

7' 1" x 2' 11" (2.16m x 0.89m)

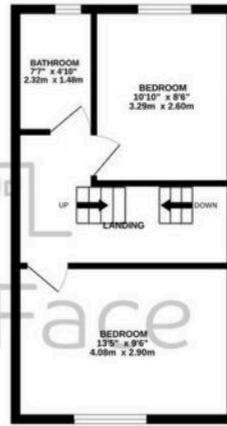
BASEMENT  
196 sq.ft. (18.2 sq.m.) approx.



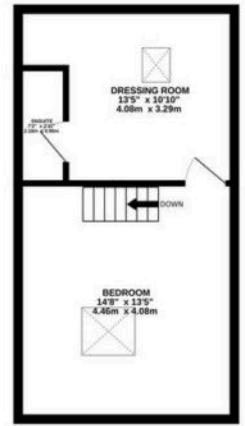
GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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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