



## 107 Longfield Road, Todmorden

£130,000 Freehold

Spread over four levels is this deceptively spacious terraced home • Sitting in the highly popular small town of Todmorden • Just a short walk away from Todmorden train station • Excellent investment opportunity • Four / five bedrooms • Large cellar space, could be used as large utility • Gas central heating and double glazed windows • NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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- Sitting in the highly popular small town of Todmorden
- Just a short walk away from Todmorden train station
- Excellent investment opportunity
- Four / five bedrooms
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## **GROUND FLOOR**

### **Lounge**

14' 3" x 20' 10" (4.34m x 6.35m)

### **Kitchen**

14' 3" x 11' 3" (4.34m x 3.43m)

## **LOWER GROUND**

### **Cellar / Utility**

13' 3" x 13' 5" (4.04m x 4.09m)

## **FIRST FLOOR**

### **Landing**

5' 3" x 9' 0" (1.60m x 2.74m)

### **Bedroom**

14' 4" x 11' 3" (4.37m x 3.43m)

### **Bathroom**

9' 1" x 9' 0" (2.77m x 2.74m)

## **SECOND FLOOR**

### **Landing**

7' 0" x 13' 9" (2.13m x 4.19m)

### **Bedroom**

13' 10" x 14' 4" (4.22m x 4.37m)

### **Bedroom**

14' 9" x 6' 7" (4.50m x 2.01m)

### **Bedroom**

14' 9" x 13' 9" (4.50m x 4.19m)

### **Bedroom / Bathroom**

8' 3" x 6' 2" (2.51m x 1.88m)

BASEMENT  
191 sq ft (17.8 sq m) approx.



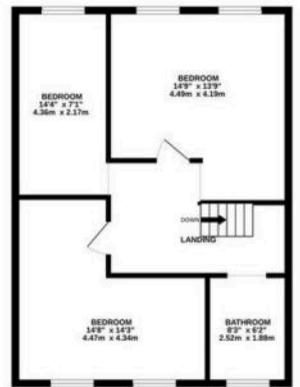
GROUND FLOOR  
458 sq ft (42.5 sq m) approx.



1ST FLOOR  
287 sq ft (27.0 sq m) approx.



2ND FLOOR  
585 sq ft (54.3 sq m) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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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