



13a Rochdale Road, Todmorden

£95,000 Leasehold

Spacious apartment, located in heart of the vibrant small town of Todmorden • First floor apartment, spread over two levels, with one bedroom and potential for second bedroom • Minutes walking distance to Todmorden train station • Todmorden is host to a number of charming independent retailers, as well as larger chains such as Lidl, Aldi and Morrisons • Large lounge • White bathroom suite with shower over bath • Double glazed windows throughout • NO CHAIN

Charming 1-bed apartment spread across 2 levels in lively Todmorden town. Potential for 2nd bed. Close to train station and shops. Spacious lounge, modern bathroom. Double glazed. Ideal for first-time buyers or investors. Contact us for a viewing!

Council Tax band: A

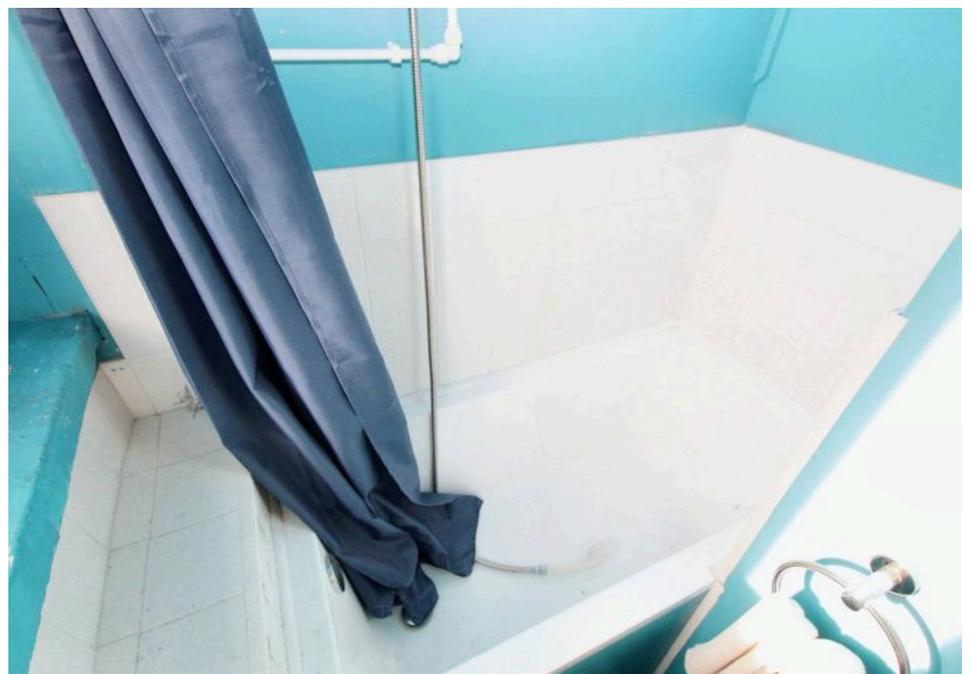
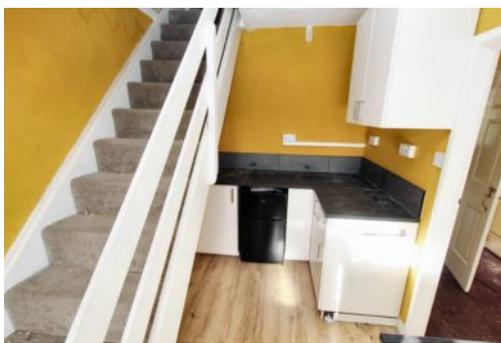
Tenure: Leasehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



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- Large lounge
- White bathroom suite with shower over bath
- Double glazed windows



GROUND FLOOR**Entrance Stairwell**

14' 0" x 3' 0" (4.27m x 0.91m)

FIRST FLOOR**Landing**

11' 0" x 7' 8" (3.35m x 2.34m)

Lounge

16' 0" x 15' 1" (4.88m x 4.60m)

Kitchen

13' 4" x 7' 3" (4.06m x 2.21m)

Bathroom

5' 8" x 7' 8" (1.73m x 2.34m)

SECOND FLOOR**Bedroom**

9' 8" x 11' 10" (2.95m x 3.61m)

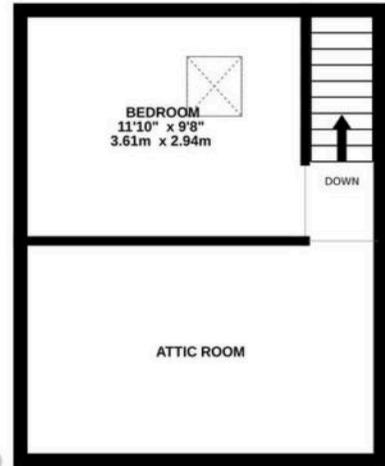
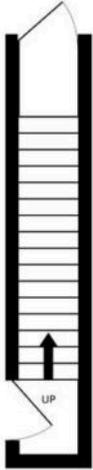
Attic Room

9' 2" x 15' 1" (2.79m x 4.60m)

GROUND FLOOR
53 sq.ft. (4.9 sq.m.) approx.

FIRST FLOOR
440 sq.ft. (40.5 sq.m.) approx.

SECOND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

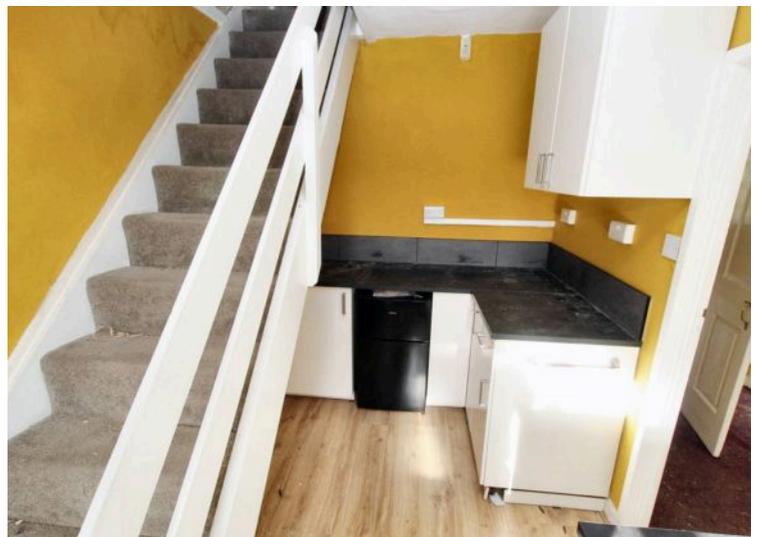


TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

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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