



5 Bankside, Todmorden

£249,900 Freehold

One of a kind two bed detached cottage located in elevated position • Sitting just a few minutes walk away from Todmorden centre • Close by to all the usual shops and necessities as well as being within walking distance to Todmorden train station for those who need to commute • Charming building, with open plan ground floor with lounge kitchen diner all in one (new kitchen installed in 2022) • Two first floor bedrooms and tasteful fitted bathroom suite (newly fitted in 2022) • Brand new combination boiler fitted in 2022 • Private courtyard, ideal for entertaining guests, barbeques and creating those special memories • Private off road parking as well as workshop underneath the property • XXX REDUCTION!! XXX

Unique detached cottage in Todmorden market town, blending character with modern amenities. 2 beds, new kitchen/bathroom, courtyard, parking, workshop. Close to amenities and train station. A charming home offering tranquillity and convenience.

Council Tax band: C

Tenure: Freehold



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GROUND FLOOR

Lounge / Kitchen / Diner

23' 3" x 12' 0" (7.09m x 3.66m)

FIRST FLOOR

Landing

5' 0" x 6' 4" (1.52m x 1.93m)

Bedroom

11' 10" x 12' 0" (3.61m x 3.66m)

Bedroom

6' 8" x 12' 0" (2.03m x 3.66m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

BASEMENT
191 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



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TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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