



## 6 Fir Street, Todmorden

£169,995 Freehold

Two bedroomed terrace sitting in private yet convenient location in the sought after west Yorkshire village of Walsden • Sitting roughly 3 miles outside of both Littleborough and Todmorden centres • Close by to some of the areas most beautiful countryside, including Blackstone Edge, Gaddings Dam and Stoodley Pike • Walsden train station is just a short walk away meaning commuting is a doddle, offering direct routes to Manchester, Halifax and Leeds • Spread over two levels, with entrance vestibule, good sized lounge and spacious kitchen with useful understairs storage • To the first floor, there are two bedrooms and modern bathroom suite and on the landing there is a large loft hatch for additional storage • With private yard to the rear of the property • With gas central heating via modern 'Ideal' combination boiler and double glazed windows throughout • Offered with no onward chain

Well-presented 2-bed mid-terrace in Walsden. Spacious lounge, modern kitchen, bathroom, loft storage. Close to station, countryside, no chain. Ideal for commuters, first-time buyers or investors.

Council Tax band: A

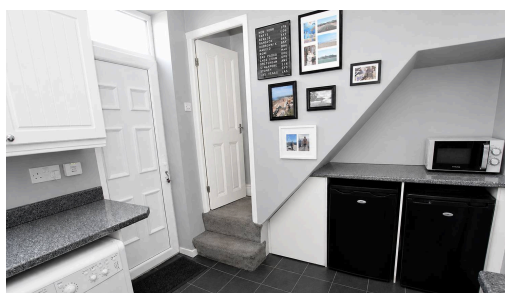
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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**GROUND FLOOR**

**Entrance Vestibule**

3' 5" x 3' 10" (1.04m x 1.17m)

**Lounge**

13' 10" x 13' 0" (4.22m x 3.96m)

**Kitchen**

8' 9" x 13' 0" (2.67m x 3.96m)

**FIRST FLOOR**

**Landing**

6' 0" x 5' 4" (1.83m x 1.63m)

**Bedroom**

11' 4" x 13' 0" (3.45m x 3.96m)

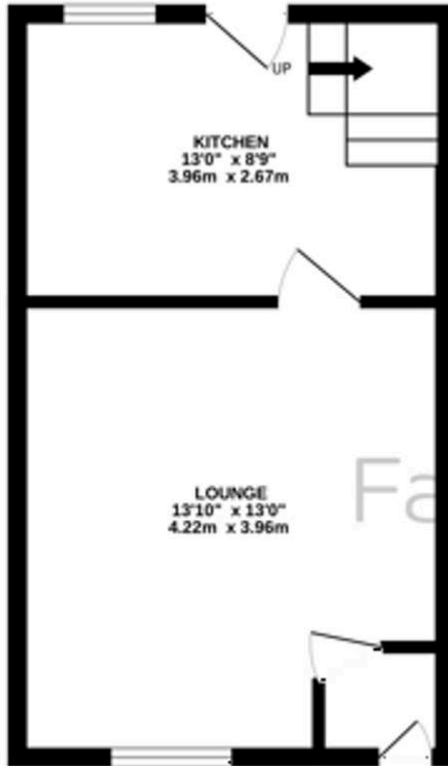
**Bedroom**

11' 3" x 7' 8" (3.43m x 2.34m)

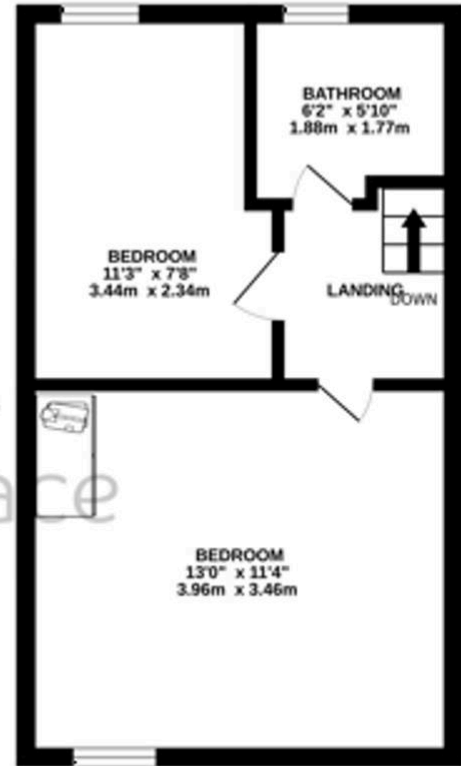
**Bathroom**

5' 10" x 5' 8" (1.78m x 1.73m)

GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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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