



## 648 Rochdale Road, Todmorden

£135,000 Leasehold

Sitting in the popular and sought after Walsden area is this spacious three bedroom terrace • Within walking distance to Walsden train station, whilst sat in between both Littleborough and Todmorden centres • Large lounge, (over 16th long) with entrance vestibule and fitted kitchen to ground floor • To the first floor there is a large double bedroom and spacious bathroom as well utility / store • To the second floor there are a further two bedrooms • With small outdoor store to the rear • With gas central heating and double glazed windows throughout • Early viewing highly recommended

Spacious 3 bed terrace in Walsden, near train station and amenities. Features large lounge, fitted kitchen, utility, gas central heating, double glazing, and rear store. Ideal for First Time Buyer/Investor/DIY enthusiast to put their own stamp on it!

Council Tax band: A

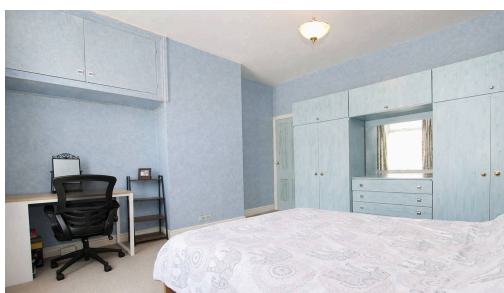
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Sitting in the popular and sought after Walsden area is this spacious three bedroom terrace
- Within walking distance to Walsden train station, whilst sat in between both Littleborough and Todmorden centres
- Large lounge, (over 16ft long) with entrance vestibule and fitted kitchen to ground floor
- To the first floor there is a large double bedroom and spacious bathroom as well utility / store
- To the second floor there are a further two bedrooms
- With small outdoor store to the rear



## **GROUND FLOOR**

### **Entrance Vestibule**

3' 4" x 4' 0" (1.02m x 1.22m)

### **Lounge**

16' 7" x 13' 6" (5.06m x 4.12m)

### **Kitchen**

9' 7" x 13' 6" (2.92m x 4.12m)

## **FIRST FLOOR**

### **Landing**

11' 7" x 5' 0" (3.53m x 1.52m)

### **Bedroom**

14' 6" x 13' 6" (4.42m x 4.12m)

### **Bathroom**

8' 4" x 8' 1" (2.54m x 2.46m)

## **SECOND FLOOR**

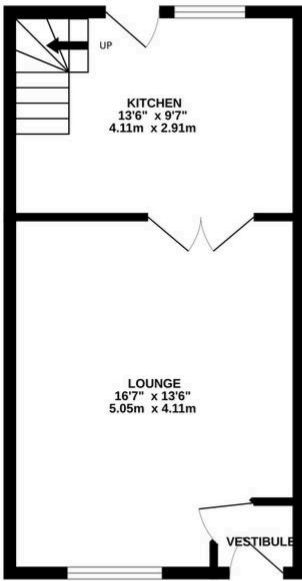
### **Bedroom**

8' 9" x 13' 6" (2.67m x 4.12m)

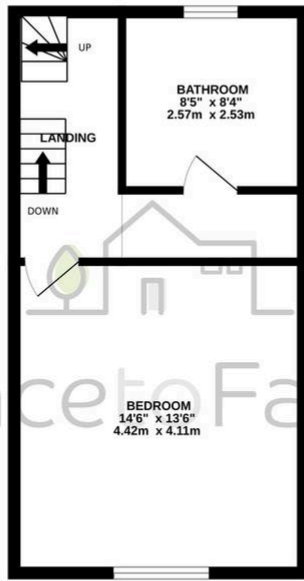
### **Bedroom**

8' 8" x 9' 6" (2.64m x 2.90m)

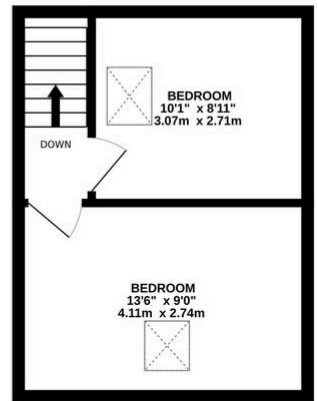
GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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