

THIRTY NINE TENNYSON AVENUE

TODMORDEN OL14 8AH

GUIDE PRICE: £108,000

Well cared for two bedroom quasi semi-detached home with private gardens front and rear. Extensive views over the surrounding country. Private rear parking. The property is conveniently situated (approx. one mile) from the attractive market town of Todmorden.



Briefly comprises: *Ground floor* – Entrance Hall, Sitting Room Kitchen-Dining Room. Stairs to *First floor* Two bedrooms (one with shower), Bathroom with three piece suite. Gas central heating and majority double glazed.

Situated approximately two hundred metres along Phoenix Street with Todmorden approximately one mile away. Hebden Bridge centre is approximately four miles; both towns have all local amenities including a regular rail service to both Manchester and Leeds.

Ryburne & co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters.



ENTRANCE HALL leading to

LIVING ROOM – 3.44m x 3.63m min.
Attractive wood fireplace with inset gas fire, marble effect hearth. Two arched alcoves one of which has shelving. To the front, a large double glazed window with lovely views. Laminate floor.



KITCHEN open planned **DINING AREA** - 4.89m x 2.25m The kitchen area has a range of white base, wall and display units with a illuminated complementary marble effect work tops and built-in oven and hob with extractor fan above. The floor is tiled throughout the kitchen/ dining area. 'Halstead Ace High' combination boiler. Double glazed window from which there are views up the back garden. An external door leads to the side of the property. Under stairs storage area.

From the **ENTRANCE HALL - STAIRS** lead to ...

LANDING with access to Loft

BEDROOM ONE – 3.16m x 3.08m max.
Fitted mirror fronted wardrobes. Tiled shower area with ‘Triton T80i’ shower. Radiator. Superb views from double glazed window over the surrounding countryside. Laminate floor.



BEDROOM TWO - 2.86m max x 3.03m
Open views from double glazed window overlooking the rear garden and up to Cross Stone Church. Radiator. Laminate floor.

BATHROOM - 1.78m max. x 1.72m max. Three piece white bathroom suite comprising: wash hand basin, toilet and bath. Tiled floor.

EXTERNAL – Private front garden with attractive fencing, mature hedging, small paved patio and lawn areas and views down the valley. Steps at the rear of the property lead to lawn area and private parking.



Energy Performance Certificate		SAP																															
<p>35, Tennyson Avenue, TODMORCOTON, OX10 9BE</p>		<p>End/Interim House Date of assessment: 08 October 2009 Date of certificate: 02 October 2009 Reference number: 080-2009-0020-0008-7013 Total floor area: 85 sqm</p>																															
<p>This house's performance is calculated in terms of the energy use per floor area of the floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.</p>																																	
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<p>To see how this house can achieve its potential rating please see the recommended measures.</p>																																	
<p>This EPC and recommendations report may be given to the Energy Saving Trust to provide grant funding to improve energy efficiency.</p>																																	
<p>For advice on how to take photos and to find out about other services available to make your home more energy efficient, call 0800 542 022 or visit www.energySavingTrust.org.uk</p>																																	

LOCATION – From our Hebden Bridge office turn left (A646) and continue for approx four miles. Turn right into Phoenix Street (Keats Avenue) and turn second right over the railway bridge onto Tennyson Avenue