Keenans

Ground Floor

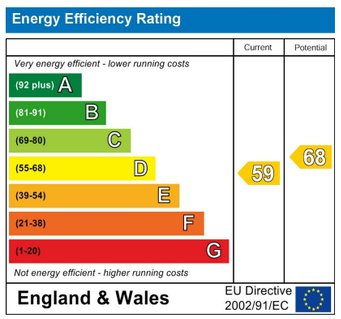












Marland Fold, Rochdale, OL11 4RF

Offers In Excess Of £350,000

FOUR BEDROOM DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION

This charming detached bungalow, located in the highly sought-after area of Marland Fold, Rochdale, offers a perfect blend of comfort and space. Set on a generous plot, the property boasts wrap-around gardens that provide ample outdoor space for relaxation and recreation.

Inside, the bungalow features two inviting reception rooms, ideal for both entertaining guests and enjoying quiet family time. With four well-proportioned bedrooms, there is plenty of room for a growing family or for those who desire extra space for guests or a home office. The property also includes two bathrooms, comprising a family bathroom and a convenient shower room, ensuring that morning routines run smoothly.

The location is particularly appealing, as it combines the tranquillity of suburban living with easy access to local amenities and transport links. This makes it an excellent choice for families and professionals alike.

Overall, this detached bungalow presents a wonderful opportunity for those seeking a spacious and versatile home in a desirable area. With its large gardens and comfortable living spaces, it is sure to attract interest from a variety of buyers.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Marland Fold, Rochdale, OL11 4RF

Offers In Excess Of £350,000

4 2 2 D

- Detached Bungalow in Sought After Location
- Extensive Wrap Around Gardens
- EPC Rating TBC
- Multi Car Driveway
- Four Bedrooms
- Shower Room and Bath Room
- Tenure Freehold
- Spacious Open Plan Living/Dining Area
- Integral Garage
- Council Tax Band E

Internal

Ground Floor

Dining Room

15'5 x 14' (4.70m x 4.27m)

UPVC double glazed window, central heating radiator, doors leading to kitchen, storage, UPVC double glazed frosted front door, Frosted single door to inner hall

Living Room

17' x 15'15 (5.18m x 4.57m)

UPVC double glazed window, central heating radiator

Kitchen

10'11 x 9'9 (3.33m x 2.97m)

UPVC double glazed window, range of wall and base units, corian work top, tiled splashback, single sink, double draining board, mixer tap, electric hob, single oven, integrated extractor, plumbing for dishwasher, coving, tiled flooring, frosted door leading to garden

Inner Hall

18' x 3' (5.49m x 0.91m)

Doors leading to four bedrooms, shower room, bathroom

Bedroom One

11'9 x 9'9 (3.58m x 2.97m)

UPVC double glazed window, central heating radiator

Bedroom Two

9'8 x 8'8 (2.95m x 2.64m)

UPVC double glazed window, central heating radiator

Bedroom Three

6'9 x 5'9 (2.06m x 1.75m)

Bedroom Four

9'9 x 7'9 (2.97m x 2.36m)

UPVC double glazed window, central heating radiator

Bathroom

7'5 x 5'9 (2.26m x 1.75m)

UPVC double glazed window, central heating towel rail, central heating radiator, dual flush WC, pedestal wash basin, traditional taps, panel bath, traditional taps, partially tiled elevations, extractor fan coving, lino flooring

Shower Room

5'9 x 5'9 (1.75m x 1.75m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, mixer tap, direct feed walk in shower, tiled elevations, spotlights, tiled flooring

Garage

17' x 20' (5.18m x 6.10m)

Roll back door

External

Front

Concrete multi car driveway, laid to lawn grass, steps to front door and rear garden

Rear

laid to lawn grass, privacy bush, paved patio area










Tel: 01706396140

www.keenans-estateagents.co.uk