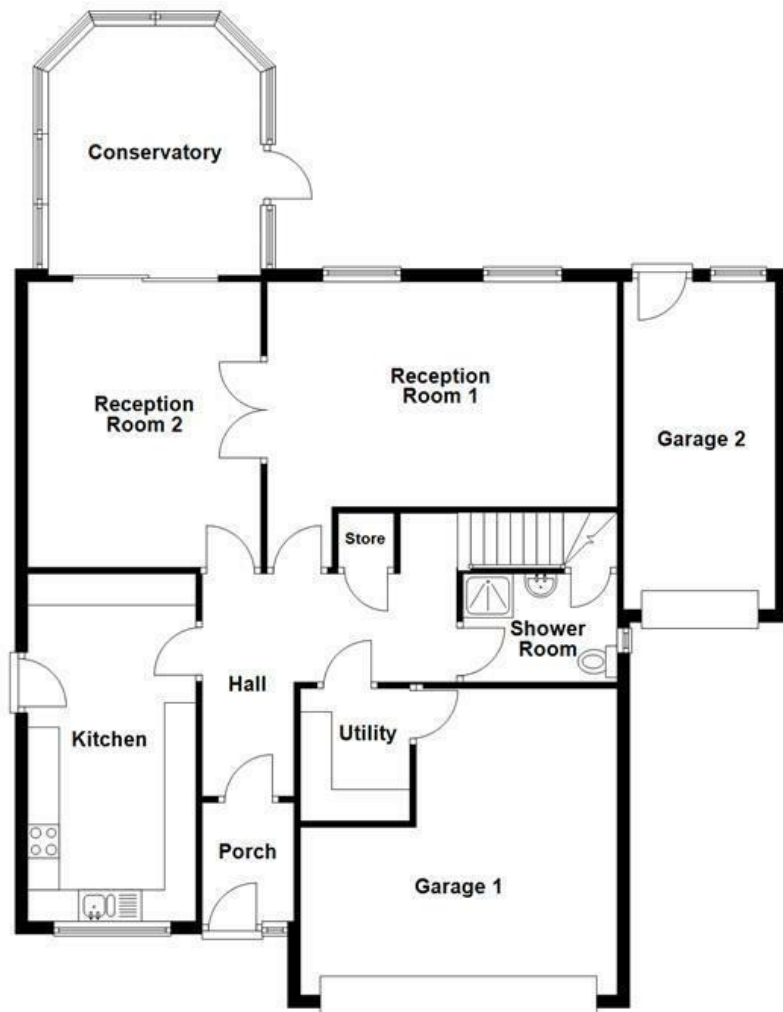
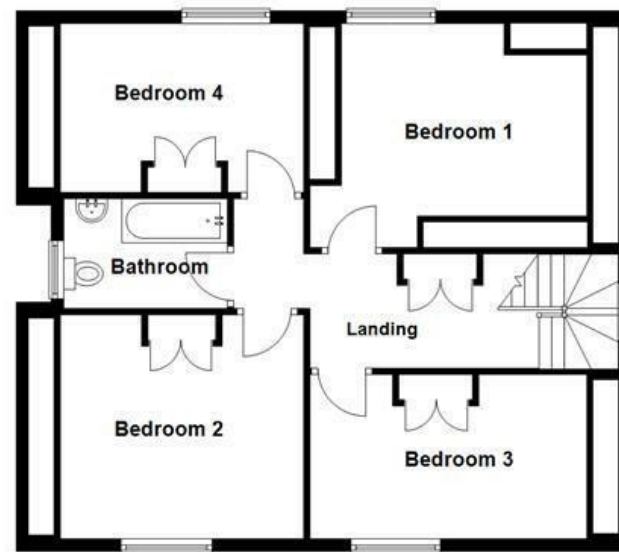


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Marland Fold, Rochdale, OL11 4RF

£425,000

A FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME OFFERING GREAT POTENTIAL

Nested in the charming area of Marland Fold, Rochdale, this splendid four-bedroom detached family home presents an exceptional opportunity for those seeking a spacious and versatile living space. With two well-proportioned reception rooms, this property offers a superb blank canvas, allowing a growing family to personalise their new home to reflect their unique style and preferences.

The interior is beautifully maintained and neutrally finished, providing a warm and inviting atmosphere throughout. The property boasts a well-appointed bathroom and four generous bedrooms, ensuring ample space for family living.

One of the standout features of this home is the breathtaking views to the rear, complemented by a meticulously maintained garden that offers a perfect retreat for relaxation or entertaining. The outdoor space is ideal for children to play or for hosting summer gatherings with friends and family.

For those with vehicles, the property includes two garages and a driveway, providing ample off-road parking, a rare find in many homes today.

Situated in a prime location, this residence is highly sought after, offering excellent access to local amenities, reputable schools, and convenient commuter routes. This home is not just a property; it is a place where

Marland Fold, Rochdale, OL11 4RF

£425,000

 4  2  2  D

- Outstanding Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Two Garages
- EPC Rating D
- Four Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

Ground Floor

Entrance Porch

6'2 x 4'10 (1.88m x 1.47m)

UPVC double glazed front door and window, wood effect flooring and door to hall.

Hall

13'0 x 11'8 (3.96m x 3.56m)

Central heating radiator, coving, doors leading to kitchen, two reception rooms, cloakroom, utility, shower room and stairs to first floor.

Kitchen

18'2 x 8'9 (5.54m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, integrated high rise oven, microwave and warming drawer, four ring electric hob and extractor hood, tiled splashback, double stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbing for dishwasher, spotlights, serving hatch, Amtico tiled flooring and UPVC double glazed frosted door to side elevation.

Reception Room Two

14'11 x 12'2 (4.55m x 3.71m)

Two central heating radiators, coving, double doors to reception room one and sliding door to conservatory.

Conservatory

13'0 x 11'0 (3.96m x 3.35m)

UPVC double glazed windows, solid roof, central heating radiator, spotlights, tiled flooring and UPVC double glazed door to rear.

Reception Room One

18'3 x 12'0 (5.56m x 3.66m)

Two UPVC double glazed windows, two central heating radiators and coving.

Utility

6'11 x 5'9 (2.11m x 1.75m)

Laminate work surface, plumbing for washing machine, Amtico tiled flooring and door to garage.

Garage One

16'0 x 15'10 (4.88m x 4.83m)

Remote up and over garage door.

Shower Room

8'1 x 5'3 (2.46m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, PVC panelling to ceiling, spotlights, tiled elevations, Amtico tiled flooring and door to under stairs storage.

First Floor

Landing

UPVC double glazed window, loft access, doors leading to four bedrooms, family bathroom and linen cupboard.

Bedroom One

16'1 x 12'1 (4.90m x 3.68m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

14'7 x 8'10 (4.45m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

16'1 x 8'7 (4.90m x 2.62m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

14'7 x 11'8 (4.45m x 3.56m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'7 x 5'9 (2.62m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations and Amtico tiled flooring.

Loft Room

27'2 x 15'3 (8.28m x 4.65m)

External

Rear

Laid to lawn garden, bedding areas, paving and open aspect views.

Front

Laid to lawn garden, bedding areas, driveway and access to two garages.

Garage Two

17'1 x 7'1 (5.21m x 2.16m)

UPVC double glazed frosted door and window to rear and up and over garage door.

