



5 Barathea Close

Marland | OL11 3LY



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Overview

- Modern Detached Home
- Four / Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- En-Suite & Family Bathroom
- Beautifully Landscaped Gardens
- Ample Off-Road Parking
- Excellent Corner Plot
- Tucked Away
- Popular Development
- Woodland Aspect To Rear



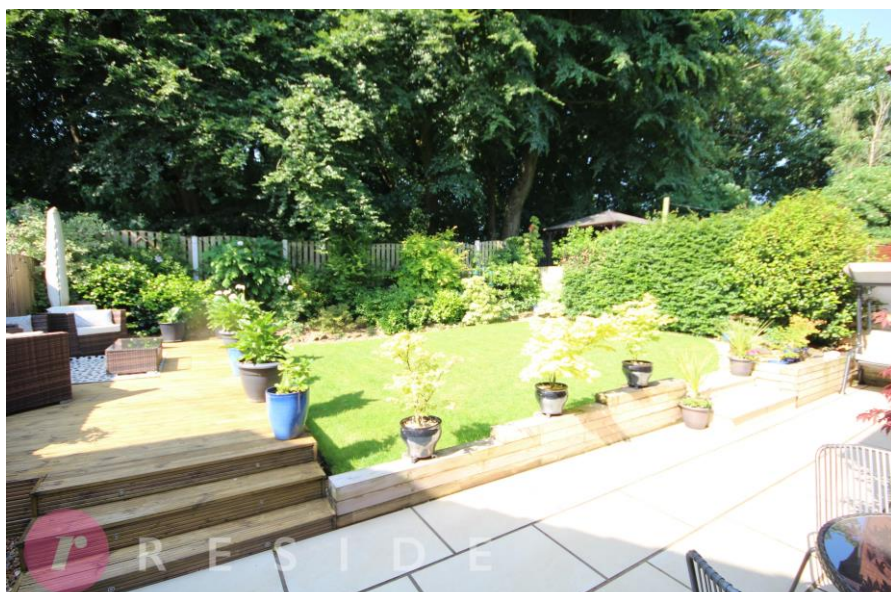
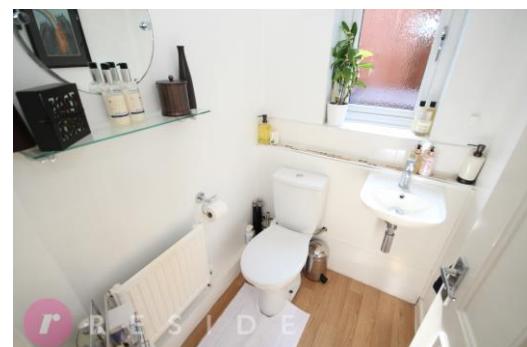
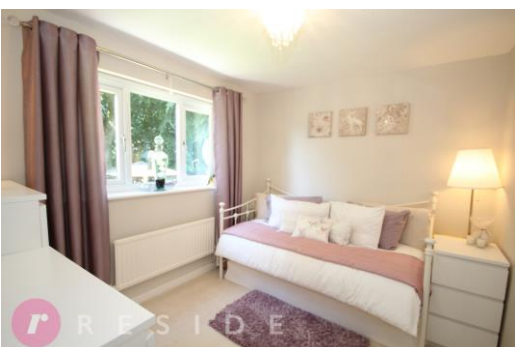
Four Bedroom Detached House Situated Tucked Away On A Corner Plot

Tucked away on a superb corner plot, this immaculate detached family home boasts landscaped gardens, ample off-road parking and spacious yet versatile living accommodation.

Conveniently located within walking distance of excellent local amenities including schools, Springfield Park and Castlehawk golf course yet with easy access to Rochdale and Bury town centres, train station and the motorway network.



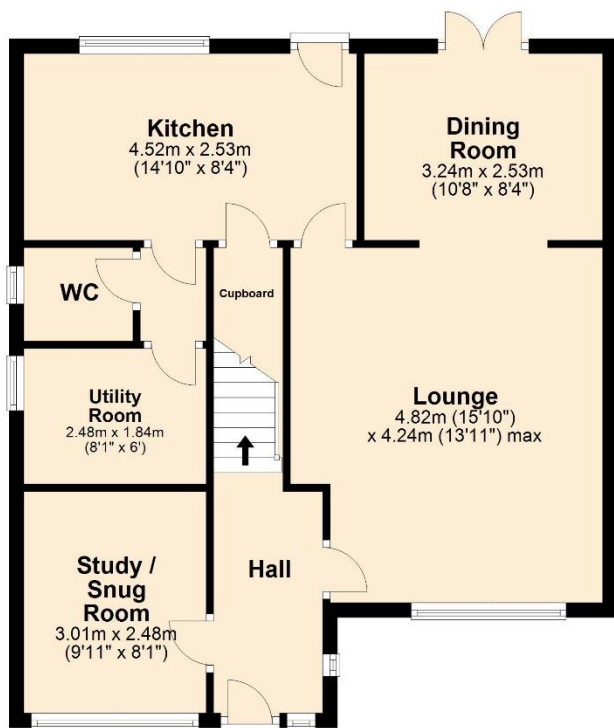
Internally, the property has been extremely well maintained and tastefully decorated throughout with living accommodation comprising of an entrance hall, downstairs wc, two reception rooms, fitted kitchen with appliances, utility room, study, four / five bedrooms, bathroom and private en-suite. The property also benefits from having gas central heating and upvc double throughout, in addition to having underfloor heating in the entrance hall.



Tucked away on an extremely popular development, the property sits on a superb corner plot that backs onto a pleasant woodland aspect. The family home boasts ample off-road parking with its sweeping driveway and additional parking (see pictures). The garden at the rear has been carefully landscaped to provide an outdoor oasis. Boasting a manicured lawn with colourful flowerbeds, the tranquillity can be enjoyed from the various seating areas on the patio or raised decking.

Ground Floor

Approx. 64.7 sq. metres (696.0 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 114.1 sq. metres (1228.0 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

     [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.primelocation.com)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".