



24 Marland Old Road | Marland | Rochdale OL11 4QY

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This large, detached family home is a fabulous example of spacious family living, offering five generously sized bedrooms and four modern bathrooms, this residence is ideal for a growing family or those who enjoy hosting guests.

Welcome to this detached family home, offering five spacious bedrooms and four luxurious bathrooms, nestled in a tranquil and sought-after location. This beautifully presented property provides an ideal sanctuary for a growing family. With ample living space, high-end finishes, and a landscaped garden, this home is perfect for those seeking comfort, style, and convenience in an enviable location.

As you enter the home, you're greeted by an entrance hallway that leads to a bright and airy lounge, complete with a feature fireplace and large window that flood the space with natural light. Adjacent to this, the heart of the home is the open-plan kitchen and breakfast area, fitted with high-end appliances and ample storage. Adjoining the kitchen, a utility room also provides convenience for day-to-day family living. There's also a sizeable playroom that provides an excellent relaxation space for the children of the home, along with a dedicated home office or additional bedroom. The ground floor also features a convenient guest wet room.

The first floor houses the four bedrooms, each offering ample space and comfort. The main bedroom boasts a walk-in wardrobe / dressing room and a luxurious en-suite bathroom with a soaking tub and separate shower. Another bedroom also has an en-suite shower room, while the remaining two bedrooms share a well-appointed family bathroom.

The property sits on a large plot with a beautifully landscaped garden, offering plenty of space for outdoor activities. A patio area provides the perfect spot for al fresco dining or simply enjoying the serene surroundings. The home also includes a garage and ample driveway parking.

Located on a sought-after development, this home is close to excellent schools, shopping, and transportation links, making it an ideal choice for families seeking both comfort and convenience.

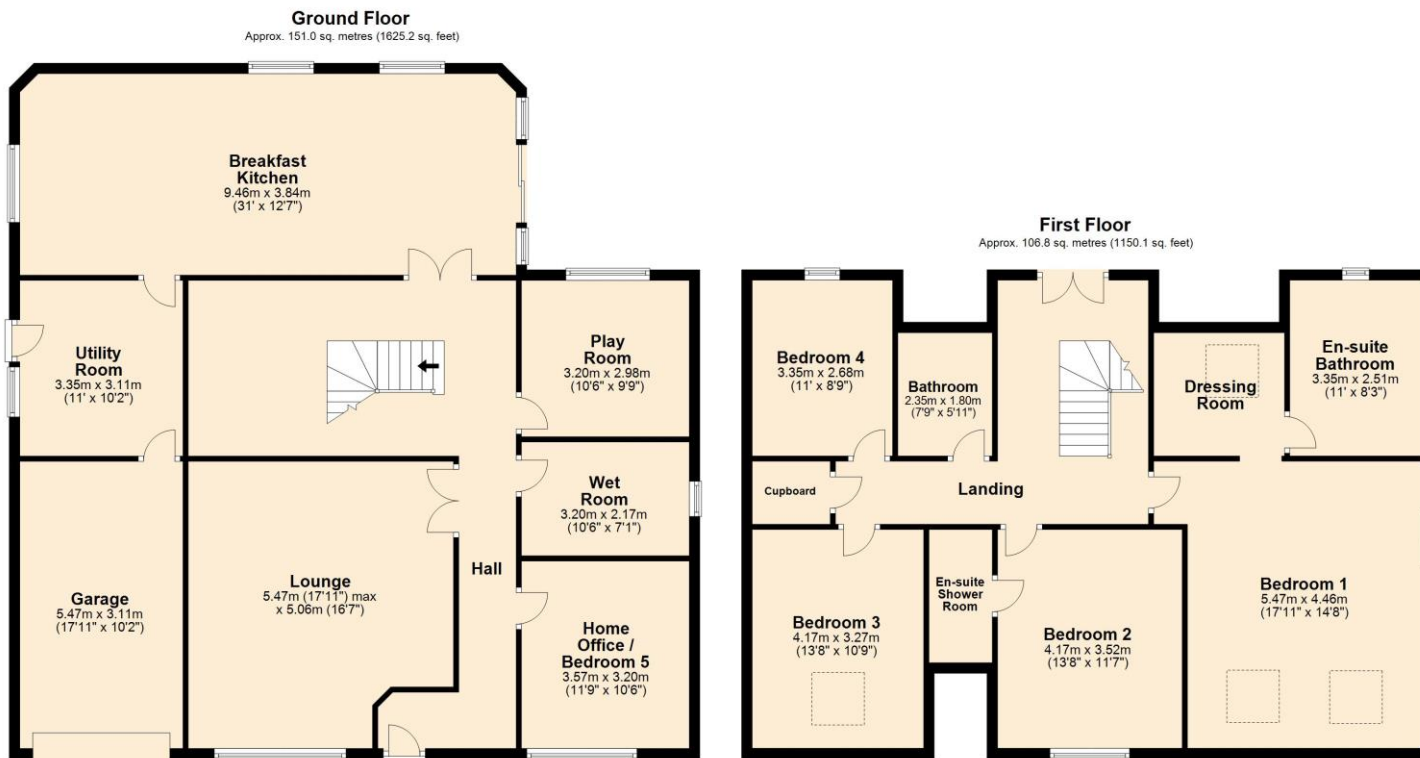


 RESIDE



To view this property call Reside on **01706 356633**





Total area: approx. 257.8 sq. metres (2775.3 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"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".