



49 Chamber House Drive

Marland | OL11 3LS

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Overview

- Detached House
- Three/Four Double Bedrooms
- Two/Three Reception Rooms
- Fitted Kitchen
- En-Suite & Bathroom
- Versatile Living Accommodation
- Triple Driveway
- Private Rear Garden
- Extremely Popular Location
- Quiet Cul-De-Sac Location
- Superb Family Home



Three / Four Bedroom Detached House Within A Popular Development

Sitting on an extremely popular development, this detached family is located within walking distance of Matthew Moss high school, Castleton train station, Springfield Park and other excellent local amenities yet also offers easy access to Rochdale/Bury town centres and is perfect for commuters with it being less than a 10-minute drive away from the motorway network.



Internally, the family home has been extremely well-maintained and offers spacious yet versatile living accommodation comprising of an entrance hall, two/three reception rooms, a fitted kitchen, three/four double bedrooms, en-suite shower room and a three-piece family bathroom.

The property also benefits from having gas central heating and upvc double glazing throughout.

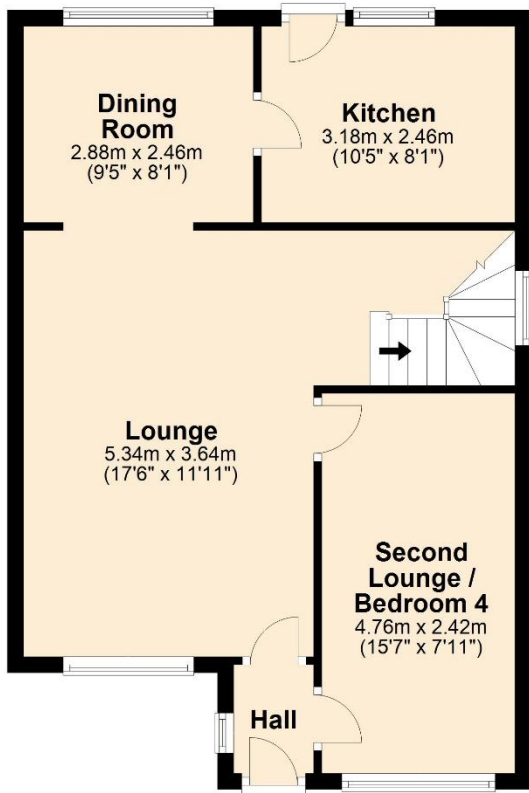


Located well within the development, the family home offers ample off-road parking with its triple driveway and a private rear garden with lawn and a patio area.

The property is Freehold!

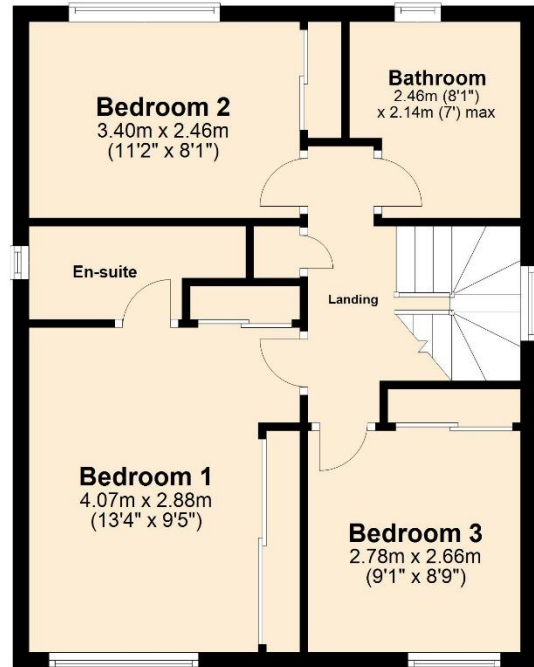
Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



Total area: approx. 102.5 sq. metres (1103.1 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".