



 RESIDE

47 Marland Fold | Marland | Rochdale OL11 4RF

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# 47 Marland Fold

Marland | OL11 4RF

Situated adjacent to the picturesque Marland Golf Course, this impeccable detached residence with South-West facing gardens is a haven for those seeking both luxury living and leisurely pursuits.

As you approach, a driveway greets you, providing ample parking space, ensuring convenience for you and your guests.

Upon entering the residence, you are greeted by a sense of warmth. The inviting living spaces boast abundant natural light, courtesy of large windows that frame captivating views of the lush greenery surrounding the property.

The heart of this home lies in its expansive living area, thoughtfully designed to accommodate both relaxation and entertainment. Whether you're hosting gatherings with loved ones or unwinding after a long day, this versatile space offers the ideal setting for creating lasting memories.

Retreat to the tranquil bedrooms, each exuding comfort. The bedroom downstairs is served by a shower room across the hallway, whilst the remaining bedrooms upstairs are served by a bathroom. All double bedrooms offer a private sanctuary to unwind and flexibility for guests, home offices, or hobbies, ensuring every need is met.

Step outside into the enchanting gardens, where manicured lawns and vibrant flora create an idyllic backdrop for outdoor living. The South-West orientation ensures sunlight bathes the gardens throughout the day, perfect for enjoying lazy afternoons or hosting summer barbecues.

Beyond the confines of your property, Marland Golf Course beckons, offering endless opportunities for leisurely strolls, rounds of golf, or simply soaking in the natural beauty of the surroundings.

Conveniently located within easy reach of local amenities, schools, and transport links, this exceptional residence offers the perfect balance of seclusion and accessibility.

Don't miss your chance to make this captivating property your forever home. Contact us today to arrange a viewing and embark on the next chapter of your life in this truly extraordinary setting.

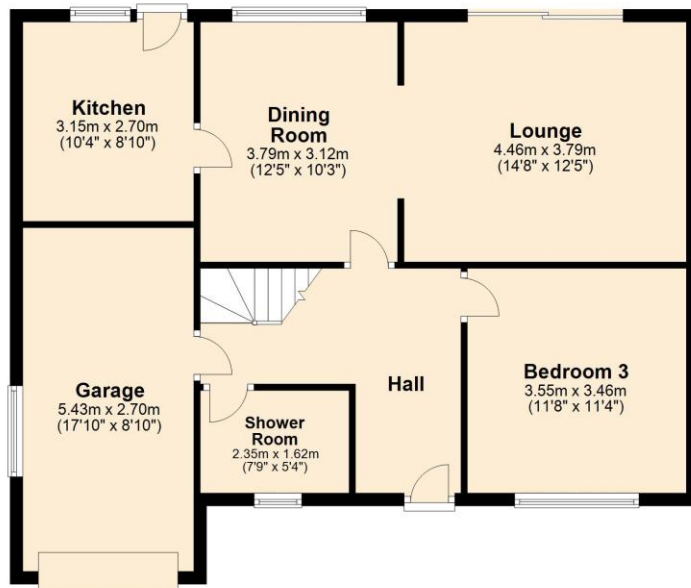




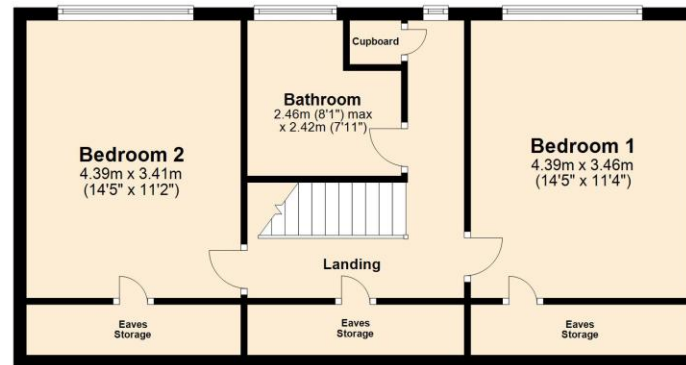
To view this property call Reside on **01706 356633**



**Ground Floor**  
Approx. 81.3 sq. metres (875.2 sq. feet)



**First Floor**  
Approx. 55.5 sq. metres (596.9 sq. feet)



Total area: approx. 136.8 sq. metres (1472.1 sq. feet)

Reside Estate Agency  
Plan produced using Plan It



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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".