



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Marland Fold, Rochdale, OL11 4RF

Offers Over £325,000

SPACIOUS NEUTRALLY FINISHED THREE BEDROOM HOME

Nestled in the charming area of Marland Fold, Rochdale, this delightful three-bedroom house offers a perfect blend of comfort and style, making it an ideal home for a small family. The property boasts a neutral finish throughout, allowing for easy personalisation to suit your taste.

Upon entering, you are welcomed into spacious interiors that include two inviting reception rooms. The open-plan kitchen and dining area create a wonderful space for family meals and entertaining guests, while the generous living room provides a cosy retreat for relaxation. The ground floor features a convenient bedroom, perfect for guests or as a home office, while the first floor hosts two additional well-proportioned bedrooms.

The property is complemented by ample off-road parking and an integral garage, ensuring convenience for your vehicles and additional storage. The generous gardens surrounding the home offer a tranquil outdoor space, where you can enjoy incredible views and create your own private oasis.

Situated in a location with good access to nearby amenities and commuter routes, this home is not only practical but also provides a peaceful setting for family life. With its spacious layout and attractive features, this property is a wonderful opportunity for those seeking a comfortable and inviting home in Rochdale.

Marland Fold, Rochdale, OL11 4RF

Offers Over £325,000

 3  1  1  D

- Exceptional Detached Dormer Bungalow
 - Modern Fitted Dining Kitchen
 - Ample Off Road Parking and Integral Garage
 - EPC Rating D
- Three Bedrooms
 - Complete Blank Canvas
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Extensive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

12'1 x 6'9 (3.68m x 2.06m)
Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, spotlights, wood effect flooring, doors leading to kitchen/dining area, bedroom one, bathroom and stairs to first floor.

Kitchen/Dining Area

25'6 x 10'6 (7.77m x 3.20m)
UPVC double glazed window, UPVC double glazed picture window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge freezer, spotlights, vinyl flooring, doors to reception room, garage and UPVC double glazed French doors to rear.

Reception Room

13'5 x 12'10 (4.09m x 3.91m)
UPVC double glazed window and central heating radiator.

Garage

16'10 x 8'8 (5.13m x 2.64m)
Wall mounted boiler and up and over garage door.

Bedroom One

12'1 x 11'4 (3.68m x 3.45m)
UPVC double glazed window and central heating radiator.

Bathroom

8'6 x 5'5 (2.59m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, partially tiled elevations and wood effect flooring.

First Floor

Landing

Loft access, smoke detector, doors leading to two bedrooms and store.

Bedroom Two

11'4 x 11'3 (3.45m x 3.43m)
UPVC double glazed window, central heating radiator and under eaves storage.

Bedroom Three

11'5 x 9'5 (3.48m x 2.87m)
UPVC double glazed window, central heating radiator and under eaves storage.

External

Rear

Enclosed garden with laid to lawn and decking.

Front

Laid to lawn garden, block paved driveway and access to garage.



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