



**51 Birchfield Drive  
Marland  
Rochdale  
OL11 4NY**

Exceptionally well presented Detached house which has been extended and fully renovated to provide large, modern accommodation ideal for the young and growing family. The property has 5 bedrooms, a large open plan dining kitchen and two bathrooms, along with a private gated entrance with a driveway for multiple cars.

Beautifully presented and incorporates many modern features including solid oak internal doors, blinds fitted to most windows, under floor heating to the main bathroom and electric gates. The property can only truly be appreciated by an internal inspection.

Situated on the most sought after drive in the ever popular district of Marland close to Springfield Park and Marland Golf Course.

Hallway: Accessed from the side of the property. Staircase leading to the first floor.

Bedroom One/Playroom; double glazed window.



**£350,000**

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**House - detached**

Bathroom/w.c combined; 3 piece suite with shower over bath and shower screen, fully tiled walls, cushioned floor covering with under floor heating, heated towel rail.

Dining Kitchen; Fully fitted modern kitchen offering a range of fitted wall and base units including a built in wine fridge and with Quartz worktops, Belfast sink, 4 ring Neff hob with extractor fan over, built under electric oven, integrated dishwasher, part tiled walls, cushioned floor covering and personnel door to the garage.

Lounge: with double glazed windows.

First Floor Landing:

Bedroom Two: Double, situated to the front with built in cupboards.

Bedroom Three: Double, situated to the front with under eaves storage.

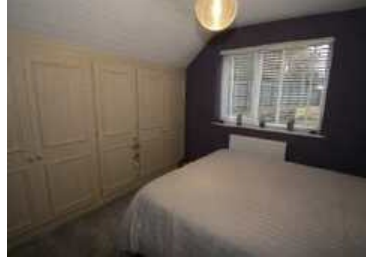
Bedroom Four: Double, situated to the rear.

Bedroom Five: Double, situated to the rear with built in cupboards.

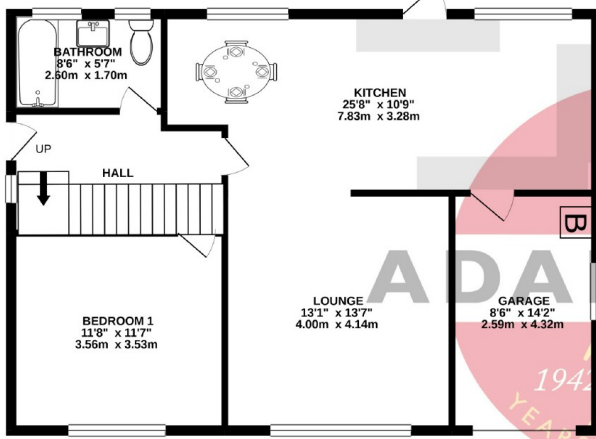
Shower Room: w.c, wash hand basin and corner shower cubicle, tiled walls, tiled floor.

Outside: The property has an electric gate opening onto a large driveway with ample car parking for multiple vehicles. To the rear there is a split level private garden which comprises has an artificial lawned play area and paved patio areas.

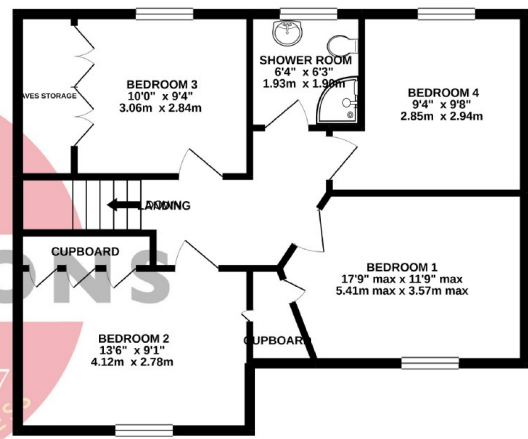
Services: All mains services connected. Gas fired central heating served via a modern boiler. Double glazed windows and door throughout. Tenure: Freehold. Council Tax: Band 'D'. EPC. 'TBC'



GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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