


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 Hill Road, Rochdale, OL11 4PQ

### Offers Over £220,000

CHARMING TWO BEDROOM SEMI DETACHED DORMER BUNGALOW

Presenting Marland Hill Road in Rochdale, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and space. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into a dining area, creating an inviting space ideal for both relaxation and entertaining. The open-plan kitchen enhances the sense of space, making it a joy to cook and socialise.

Natural light floods the bright conservatory, providing a serene spot to enjoy your morning coffee or unwind with a good book. The property features a convenient downstairs shower room, while the family bathroom on the first floor is modern and well-appointed, serving the second double bedroom perfectly.

The bungalow is set on a generous plot, boasting a lovely garden that offers a peaceful retreat outdoors. Additionally, the property includes a detached garage and a driveway that accommodates multiple vehicles, ensuring ample parking for you and your guests.

This home is not only practical but also situated in a desirable location, making it an excellent choice for families or those looking to downsize without compromising on space. With its appealing features and well-thought-out layout, this property is a must-see for anyone seeking a comfortable and charming living environment in Rochdale.

# Marland Hill Road, Rochdale, OL11 4PQ

Offers Over £220,000



- Two Well Proportioned Bedrooms
- EPC Rating D
- Enviably Garden Space On A Great Plot
- Viewing Highly Recommended
- Spacious Lounge And Dining Room
- Tenure Leasehold
- Driveway With Access To A Detached Garage
- Bright Conservatory For Relaxation
- Council Tax Band C
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite frosted door to vestibule.

### Vestibule

3'6 x 2'11 (1.07m x 0.89m)

Coving, meter cupboard and door to hall.

### Hall

9'5 x 6'7 (2.87m x 2.01m)

Coving, central heating radiator, doors to reception room, dining room, shower room, bedroom and stairs to first floor.

### Reception Room

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed window, central heating radiator, coving and feature wall lights.

### Bedroom

11'3 x 9'4 (3.43m x 2.84m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Shower Room

6'4 x 6'1 (1.93m x 1.85m)

UPVC frosted window, central heating radiator, low flush WC, vanity top wash basin, enclosed electric feed shower, tiled elevation, extractor fan and wood effect lino flooring.

### Dining Room

11'1 x 9'5 (3.38m x 2.87m)

Two UPVC double glazed windows, central heating radiator, coving and open access to kitchen.

### Kitchen

13'9 x 9'3 (4.19m x 2.82m)

UPVC double glazed window, panel wall and base units, marble effect work top, double oven, four ring gas hob, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, coving, part tiled elevation, under stairs storage, access to Baxi boiler, tiled effect flooring and hardwood frosted door to conservatory.

### Conservatory

13'9 x 7'9 (4.19m x 2.36m)

Hardwood single glazed windows, hard wood frosted windows, polycarbonate roof, wood panel elevation, wall lights, tiled effect flooring and hardwood doors to rear.

## First Floor

### Landing

9'4 x 7'9 (2.84m x 2.36m)

Coving, smoke alarm, loft access, doors to bedroom, bathroom and eaves.

### Bedroom

11'7 x 10'10 (3.53m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

9'2 x 8'3 (2.79m x 2.51m)

Velux window, central heating radiator, panel bath, low flush WC, wall mounted wash basin, part tiled elevation and lino flooring.

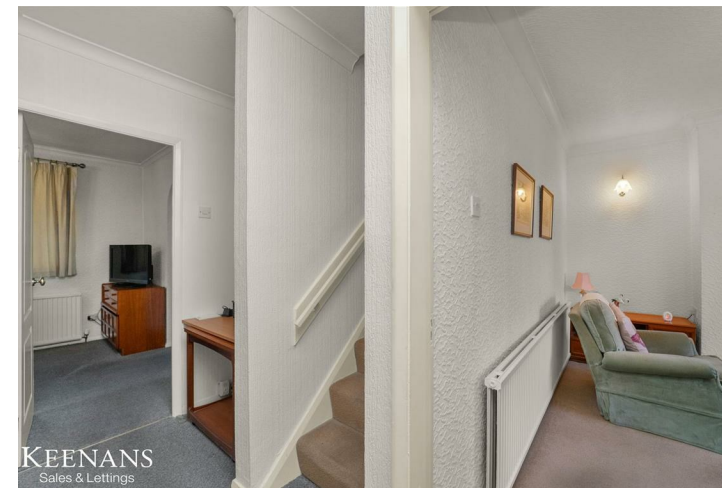
## External

### Rear

Garage, enclosed laid to lawn garden, stone chippings, paving, bedding areas, shrubbery, hedges and shed.

### Front

Paving, drive, slate and stone chippings, laid to lawn garden and shrubbery.



Tel: 01706396140

www.keenans-estateagents.co.uk