

Bolton Road, Marland OL11 3NG

Offers invited in the region of £290,000



ADAMSONS BARTON KENDAL are delighted to introduce to the market this spacious three- bedroom semi- detached family home, situated in the highly sought- after Marland area. Offering generous living accommodation, a good sized-plot and excellent potential for further extension, this property is ideally suited to growing families. The property is also elevated from the main road, providing a good degree of privacy while retaining an convenient position close to local amenities, schools and transport links.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room and a conservatory to the rear, along with a fitted kitchen. To the first floor are three bedrooms, including two spacious double bedrooms and a single bedroom, together with a family bathroom.

Externally, the property benefits from a tarmac driveway and lawned garden to the front. To the rear is a generous garden offering a block-paved patio, concrete dining area and additional stoned section. The rear garden is a real highlight, enjoying a sunny aspect and providing an excellent space for outdoor dining, entertaining and for young children to play.

There is also excellent potential to extend the property further, subject to the relevant planning permissions and consents, making this an ideal option for families requiring additional living space in the future.

The location is particularly convenient, with Sudden Tesco supermarket just a short distance away. A number of local schools are within easy reach, including Marland Hill and Matthew Moss. The property offers excellent access to the M62 motorway network, while Rochdale town centre and Sandbrook Park Retail Park are also within convenient travelling distance.

Overall, this is a spacious and versatile family home occupying a good-sized plot in a popular residential location, offering generous accommodation, excellent outdoor space and potential for further development.

Living Room - 4.77 x 3.05 metres - A generous family room with a feature gas fireplace, a stylish bay window and spotlight lighting with laminate flooring.

Dining Room - 3.64 x 3.05 metres - A further reception room currently utilised as a dining room with fitted storage and shelving units and laminate flooring.

Conservatory - 3.35 x 3.05 metres - A third reception room currently utilised as a home office, but has potential to be a play room or further sitting room. The roof is poly carbonate and insulated, with UPVC windows and patio doors leading out into the rear garden. The room features a radiator as well as a fitted ceiling fan and has laminate flooring.

Kitchen - 4.27 x 1.68 metres - A wooden fitted kitchen with tiled walls and flooring featuring an integrated mini fridge, oven, gas hob and grill and provides space for a washing machine and a dryer.

Hallway - An inviting entrance hall with an under stairs storage cupboard and a wooden staircase.

Bedroom One - 2.89 x 4.50 metres - A large double bedroom with stylish fitted curved wardrobes providing ample storage. The master bedroom features an attractive bay window with laminate flooring and a convenient ceiling fan.

Bedroom Two - 2.92 x 3.51 metres - A generous double bedroom with ample fitted wardrobes, laminate flooring and a handy ceiling fan.

Bedroom Three - 2.12 x 2.81 metres - A single bedroom overlooking the front of the property with carpets.

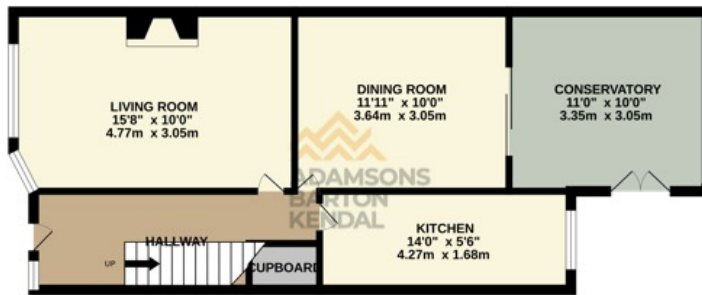
Bathroom - 2.06 x 1.67 metres - A 3 piece family bathroom suite featuring a WC, vanity wash hand basin, bath and overhead shower. The flooring is laminate while the walls are tiled and there is spotlights for lighting.

Landing : 2.14 x 2.64 metres - Access to the loft is found here with drop down ladders. The attic is fully boarded and cladded and has a window.





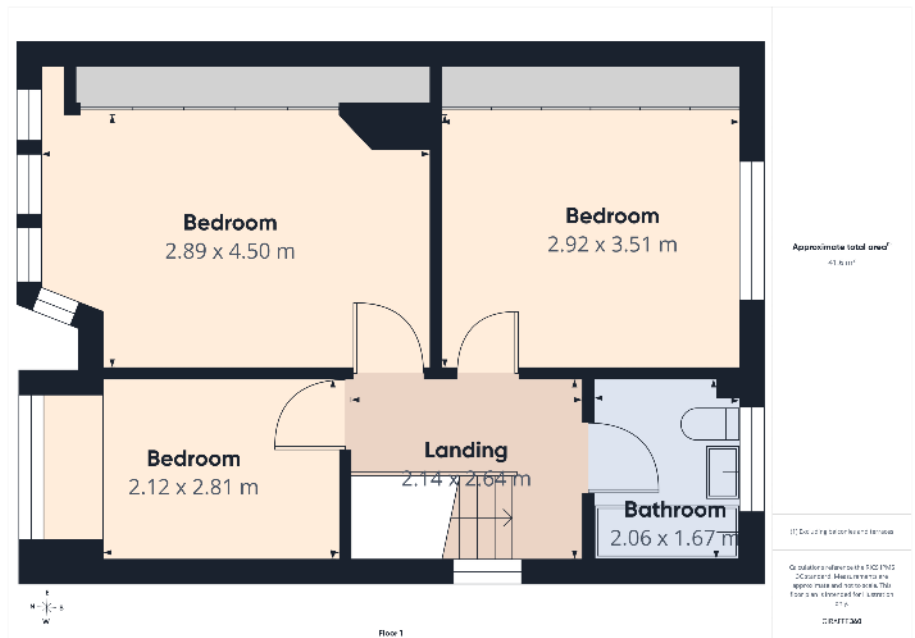
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.4 sq.m.) approx.
While 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 or omission in this document. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their operation or efficiency can be given.
Made with Hectag 12/2016

Additional Information

Council Tax Band - C
Energy Performance Cert - D
Tenure - Leasehold
Heating - Combi Boiler



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