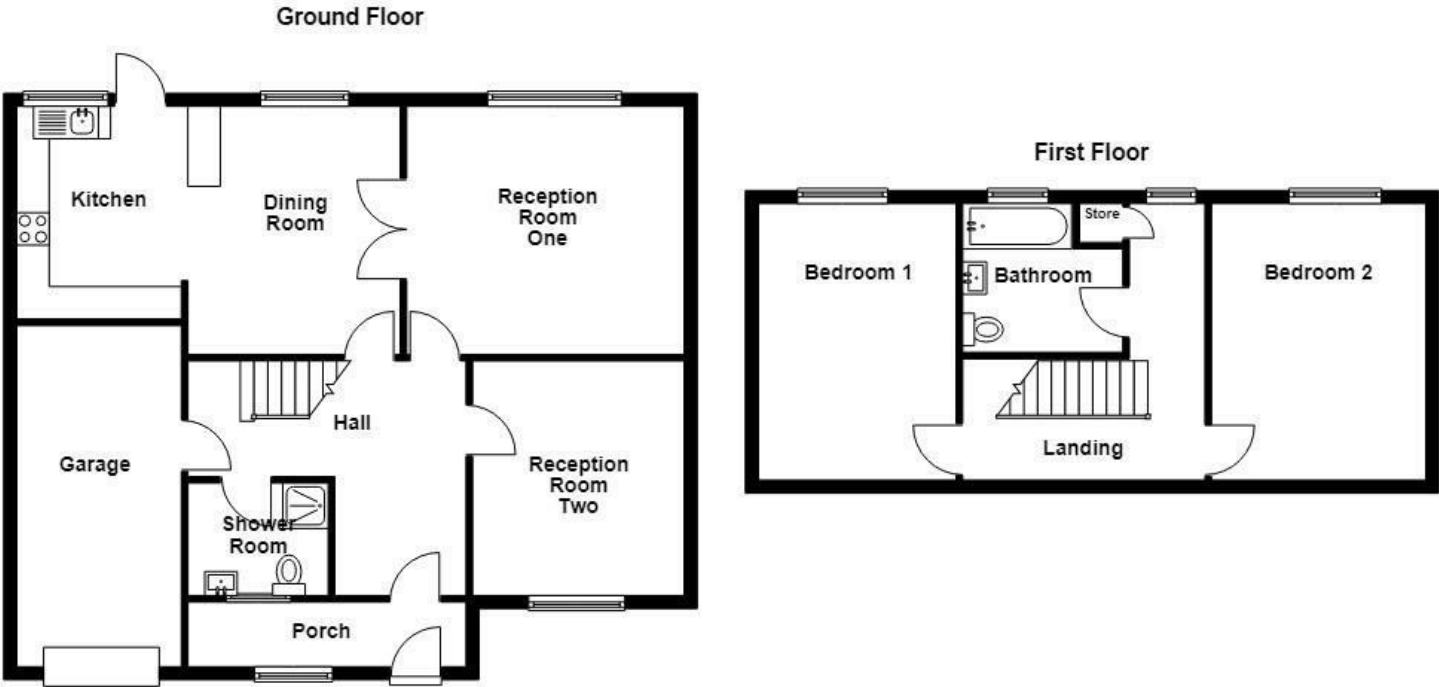




Marland Fold, Rochdale, OL11 4RF

Asking Price £350,000

Nestled in the charming area of Marland Fold, Rochdale, this delightful detached two-bedroom home offers a perfect blend of comfort and space. As you step inside, you are greeted by two generously sized reception rooms, providing ample room for relaxation and entertaining guests. The dining room seamlessly opens into the kitchen, creating a warm and inviting atmosphere for family meals and gatherings.

The property boasts a well-appointed bathroom, along with a convenient shower room, ensuring that all your needs are met. Additionally, the presence of a garage adds to the practicality of this lovely home, providing secure parking and extra storage space.

With its spacious layout and thoughtful design, this house is ideal for those seeking a peaceful retreat while still being close to local amenities. Marland Fold is known for its friendly community and picturesque surroundings, making it a wonderful place to call home. This property presents an excellent opportunity for both first-time buyers and those looking to downsize without compromising on space. Don't miss the chance to make this charming house your new home.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Charming Detached Two-Bedroom Home
 - Well-Appointed Bathroom Plus Separate Shower Room
 - Off Road Parking
 - Tenure - Freehold
- Two Spacious Reception Rooms
 - Garage Providing Parking and Additional Storage
 - EPC Rating - TBC
- Open-Plan Dining Room And Kitchen
 - Peaceful Marland Fold Location
 - Council Tax Band - E

Ground Floor

Entrance

Composite door leading to porch.

Porch

13'5x 3'3 (4.09mx 0.99m)

UPVC double glazed windows, tiled flooring, door leading to hall.

Hall

12 x 11'7 (3.66m x 3.53m)

Central heating radiator, coving, doors leading to shower room, garage, reception room one, reception room two, dining room.

Reception Room Two

11'7 x 11'4 (3.53m x 3.45m)

UPVC double glazed window, central heating radiator, coving.

Reception Room One

14 x 12'6 (4.27m x 3.81m)

UPVC double glazed window, central heating radiator, coving, electric fire with tiled hearth and limestone mantle, French doors to dining room.

Dining Room

12'6 x 10'6 (3.81m x 3.20m)

UPVC double glazed window, central heating radiator, coving, spotlights, open to kitchen.

Kitchen

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed window, central heating radiator, panelled wall and base units with solid wood surfaces, tiled splashbacks, stainless steel sink with drainer and mixer tap, induction hob, stainless steel extractor hood, integrated double oven, spotlights, space for fridge freezer, plumbing for washing machine, integrated dishwasher, tiled flooring, UPVC double glazed frosted door to rear.

Shower Room

7'1 x 5'8 (2.16m x 1.73m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps and a direct feed walk in shower, extractor fan, tiled elevations and tiled flooring.

Garage

17'3 x 8'4 (5.26m x 2.54m)

Combi boiler, gas and electric meters, electric rollback garage door.

First Floor

Landing

14 x 11 (4.27m x 3.35m)

UPVC double glazed window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps and a panelled bath with mixer tap, tiled elevations, tiled flooring.

Bedroom One

14 x 11'5 (4.27m x 3.48m)

UPVC double glazed window, central heating radiator.

Bedroom Two

14 x 11'2 (4.27m x 3.40m)

UPVC double glazed window, central heating radiator.

External

Front

Driveway leading to garage, laid to lawn garden, bedding areas.

Rear

Laid to lawn garden, bedding areas, mature shrubbery, paved patio area.



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