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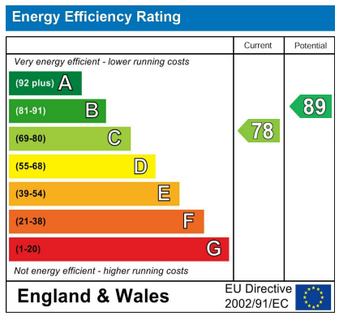












Bolton Road, Marland, OL11 3LP

Offers In Excess Of £290,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled on Bolton Road in the charming town of Marland, this stunning semi-detached home offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property presents the exciting potential to convert a dressing room into a fifth bedroom, making it ideal for growing families or those in need of extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The large kitchen is a highlight of the ground floor, designed with contemporary finishes that cater to both functionality and style. A convenient WC is also located on this level, enhancing the practicality of the home.

Step outside to discover a delightful wooden balcony area that overlooks the rear garden, providing a serene spot to unwind and enjoy the outdoors. The garden itself is a lovely space, perfect for children to play or for hosting summer gatherings.

The first floor is dedicated to rest and rejuvenation, featuring four bedrooms, each offering a comfortable retreat. The modern fitted bathroom is tastefully designed, ensuring a luxurious experience for all residents.

This property is not just a house; it is a home that promises a lifestyle of comfort and convenience. With its modern amenities and potential for further development, it is a must-see for anyone looking to settle in Rochdale. Don't miss the opportunity to make this beautiful property your own.

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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Offers In Excess Of £290,000

4 1 2 C

- An Exquisite Semi Detached Family Home
- Stylish Interior
- EPC Rating C
- Off Road Parking
- Four Bedrooms
- Sought After Location
- Council Tax Band B
- Modern Throughout
- Beautiful Garden Space
- Tenure Freehold

Ground Floor

Entrance
UPVC double glazed sliding door to the porch.

Porch
5'3 x 3'2 (1.60m x 0.97m)

Hardwood single glazed door to the hallway.

Hallway
13'6 x 5'4 (4.11m x 1.63m)

Doors leading to two reception rooms and the kitchen, solid wood floor.

Reception Room One
11'7 x 11'6 (3.53m x 3.51m)

UPVC double glazed window, central heating radiator, solid wood floor.

Reception Room Two
16'1 x 8'11 (4.90m x 2.72m)

Central heating radiator, cast iron multi fuel burner, solid wood floor, French doors to the rear.

Kitchen
21'8 x 16'2 (6.60m x 4.93m)

UPVC double glazed window, central heating radiator, panelled wall and base units, quartz work tops and upstands, tiled splash backs, Belfast sink with mixer tap and drainer, space for a four door six ring range cooker, plumbing for washing machine and dryer, integrated dishwasher, integrated fridge freezer, spotlights, solid wood floor, sliding door to the WC.

WC
5'6 x 2'2 (1.68m x 0.66m)

A two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and solid wood floor.

First Floor

Landing
Loft access with fixed ladder access and boarded, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One
11'9 x 10 (3.58m x 3.05m)

UPVC double glazed window, central heating radiator, mirrored sliding doors to the dressing room.

Dressing Room
10'6 x 6'7 (3.20m x 2.01m)

UPVC double glazed window, central heating radiator.

Bedroom Two
13'1 x 8'7 (3.99m x 2.62m)

UPVC double glazed window, central heating radiator.

Bedroom Three
9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed windows, central heating radiator and solid wood floor.

Bedroom Four
7'10 x 5'6 (2.39m x 1.68m)

UPVC double glazed window, central heating radiator and solid wood floor.

Bathroom
8'7 x 8'4 (2.62m x 2.54m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed walk in shower, spotlights, laminate flooring.

External
Thirteen solar panels.

Front
Paved driveway for multiple cars.

Rear
Laid to lawn garden with flowers, bedding, shrubbery and access to the garage.

Garage
23'1 x 10' (7.04m x 3.05m)










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