



FacetoFace



- Three double bedrooms
- Large character property
- Many original features
- High specification fittings throughout

Marland Fold, Rochdale

£369,950

A rare opportunity to purchase the 18th century property which was formerly two separate cottages. Many character features, three double bedrooms, large bespoke family dining kitchen, tanked basement area (with three separate rooms), walking distance to Springfield Park, garden and driveway.



Property Description

Offering the perfect blend of character and the contemporary, don't miss out on this exquisite and deceptively large character property. Located within a private hamlet that dates back over 300 years, the property is located 60 seconds walk away from Springfield Park and is only a short drive away from all the other usual local amenities. Roughly a five minute drive away from the local M62 junction, meaning commuting to Bury, Leeds, Halifax and Manchester is quick and easy. Within an exclusive yet convenient location, the current owners have fully renovated the house from top to bottom, with many high quality fixtures and fittings throughout, such as solid oak worktops in the kitchen, Victorian style skirting boards and many character features including internal exposed stone walls and repurposed timber beams.

As the property was formerly two cottages, large rooms throughout are a consistent theme. The ground floor comprises entrance hallway, large lounge (with electric imitation log burner) and large fitted family dining kitchen (with integrated fridge freezer, dishwasher and washing machine, solid oak worktops, ash wood wall and base units). Stairs leading down to basement area, which has been fully tanked and is now another usable part of the house equal to the ground floor. With large room that is currently used as a study but would be suitable as a cinema room, games room or bedroom and this also has a utility area with sink basin and currently houses a tumble dryer. Beyond this there are two large store rooms ideal for garden tools, home DIY equipment etc. Also with UPVC double doors leading out to the garden.

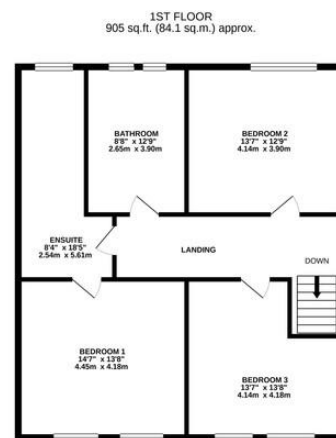
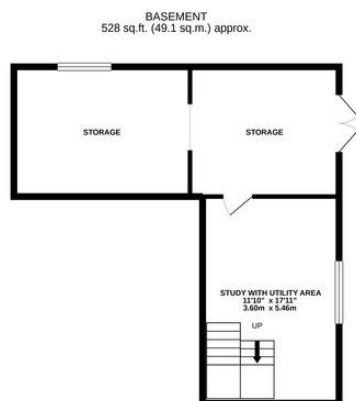


On the first floor the large rooms are continued with three excellent sized double bedrooms, all currently housing double beds and large furniture. With long landing that all rooms lead off, the master bedroom almost has its own 'wing' of the house, further benefitting from a large three piece ensuite (with double shower cubicle) that also has a dressing area. There is also a large family bathroom, with stand alone bath, shower cubicle with gas mains shower and oval shaped sink basin that sits on a custom built unit.



Externally the property has parking for three cars and is accessed by a private road, and has attractive and well stocked garden with rockeries and decked patio area. Featuring UPVC double glazed, newly installed 'Vaillant' boiler (in 2019) and highly effective central heating system the owner have also re-plastered, redecorated and rewired the entire property in their tenure here, as well as installing new bathrooms and kitchen. This property must be viewed to be truly appreciated as it is one of a kind and there will not be another house out there quite like this, so what are you waiting for? Contact Face to Face NOW on 01706 754 949 to arrange a viewing!





TOTAL FLOOR AREA : 2338 sq.ft. (217.2 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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49-51 Church Street,
Littleborough, Lancashire, OL15
8AB

www.face2faceestateagents.co.uk
01706 754949
littleborough@jsea.co.uk

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