



3 Blacksmith Lane | Marland | Rochdale OL11 4NT

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Welcome to this delightful four-bedroom detached family home nestled within a peaceful cul-de-sac. This property boasts a warm and welcoming atmosphere, providing ample living space for a growing family. The potential for extension opens exciting possibilities for creating additional living accommodation to suit your needs.

Upon approaching the house, you'll be greeted by a well-maintained exterior with a large driveway boasting ample parking leading to the garage. The quiet cul-de-sac ensures a peaceful and secure environment for residents.

The interior of the house features four bedrooms, offering comfortable and spacious living quarters. The main bedroom includes an en-suite shower room, providing a touch of luxury. The remaining bedrooms are versatile, suitable for children, guests, or even a home office.

The living spaces are designed to promote relaxation. The main lounge exudes warmth and comfort, featuring a large window that allows natural light to flood the space as well as a fabulous feature fireplace. The kitchen is well-appointed with modern appliances and ample counter space. Adjacent to the kitchen, a dining room, perfect for family meals and entertaining guests. The second lounge also has the option to be used as an additional bedroom for guests.

One of the key highlights of this property is the potential for extension. Whether you dream of a larger kitchen, an additional bedroom, or a home office, this feature allows you to tailor the house to your specific needs and preferences.

The garden, meticulously landscaped, is designed for both aesthetic appeal and practical use. A patio area, seamlessly connects to the rear of the house. Perfect for al fresco dining,

morning coffees, or evening conversations, the patio is an outdoor retreat where you can unwind and entertain. A well-manicured lawn provides a lush carpet underfoot, inviting family gatherings, picnics, or simply a space to relax.

Situated conveniently close to the motorway, commuting becomes a breeze. For those who prefer public transportation, a local train station is nearby, offering a convenient alternative to reach Manchester city centre. The property is also within reach of local schools, making it an ideal choice for families. Rochdale and Heywood town centres are also easily accessible, providing a range of amenities, shopping opportunities, and dining options.

Additionally, the house is within walking distance of Springfield Park, providing a scenic setting for outdoor activities, and Marland Golf Course, perfect for golf enthusiasts.

In summary, this four-bedroom detached family home not only offers a comfortable and inviting living space but also provides the flexibility to expand and customize your home. The combination of a quiet cul-de-sac, convenient location, and access to local amenities makes it an ideal choice for those seeking a balanced and fulfilling lifestyle.



R E S I D E



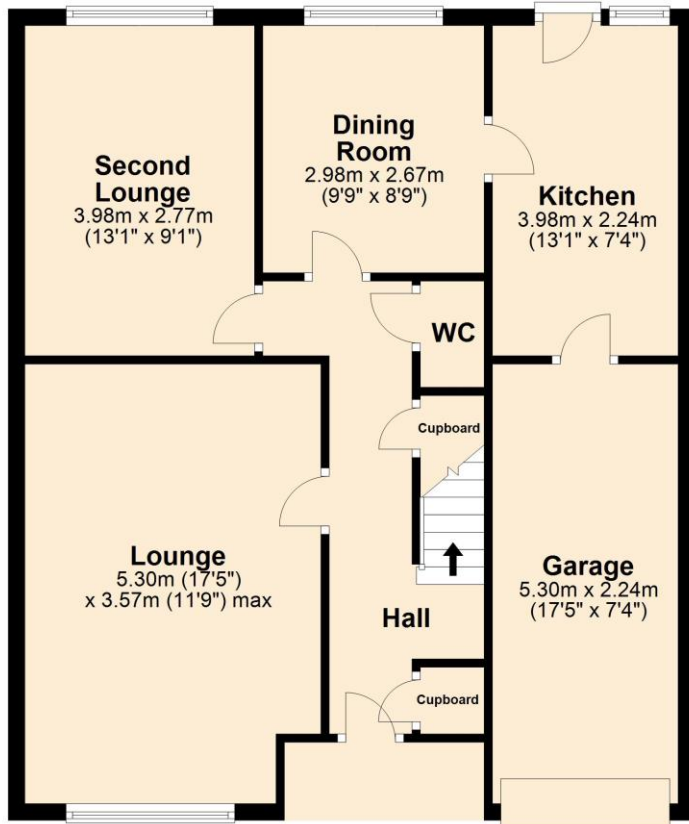


To view this property call Reside on **01706 356633**



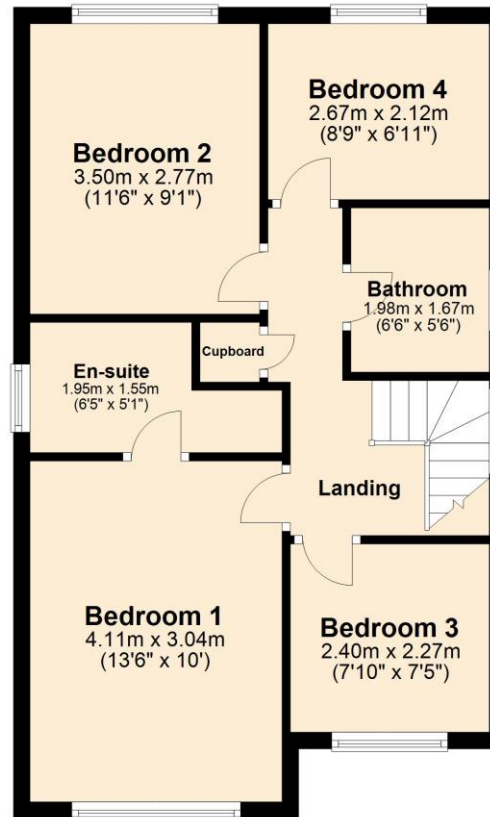
Ground Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 123.7 sq. metres (1331.9 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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