



 RESIDE

12 Marland Close | Marland | Rochdale OL11 4RG

[www.reside.agency](http://www.reside.agency)



# 12 Marland Close

Marland | OL11 4RG

OIEO £475,000

Nestled within a popular development and overlooking manicured fairways, this home offers a unique combination of natural beauty and recreational amenities. The fabulous, detached family home boasts stunning views across the golf course.

The house itself is spacious and designed with functionality in mind. The exterior is adorned with large windows, allowing ample natural light to flood the interior, and providing uninterrupted views of the golf course from various vantage points.

family and friends. An additional room downstairs includes a utility room with additional worktop space for convenient modern family living.

The family home includes three double bedrooms, each designed to provide comfort and privacy. Two of the bedrooms include fitted wardrobes and large windows to enjoy the scenic views.

As you approach the house, you're greeted by a well-manicured front garden and a driveway with ample space for multiple vehicles.

The separate shower room and bathroom both come with a calming colour palette and tasteful décor create a soothing ambiance that promotes relaxation and rejuvenation whilst boasting top-of-the-line fixtures and fittings.

Upon entering, you step into a welcoming entrance hall that sets the tone for the rest of the house. The interior spaces are thoughtfully designed, showcasing a seamless blend of modern elements and comfortable living. The open floor plan creates a sense of spaciousness, with the main living areas flowing effortlessly into one another.

One of the standout features of the home is its outdoor living spaces. The property has a spacious patio, perfect for hosting barbecues, al-fresco dining, or simply lounging in the sun, whilst also featuring a well-maintained lawn with flower bed, providing a refreshing oasis for relaxation and recreation.

The lounge is designed for relaxation and entertainment, with a cosy fireplace, and large windows that offer panoramic views of the golf course. It's an ideal space to unwind, read a book, or entertain guests while enjoying the scenic backdrop. Adjacent to the lounge, there's a formal dining area.

Living in this fabulous, detached family home overlooking Marland golf course offers a lifestyle that combines the tranquillity of nature with the convenience of modern living. It's a retreat where you can enjoy the beauty of the outdoors, indulge in your passion for golf, and create lasting memories with family and friends.



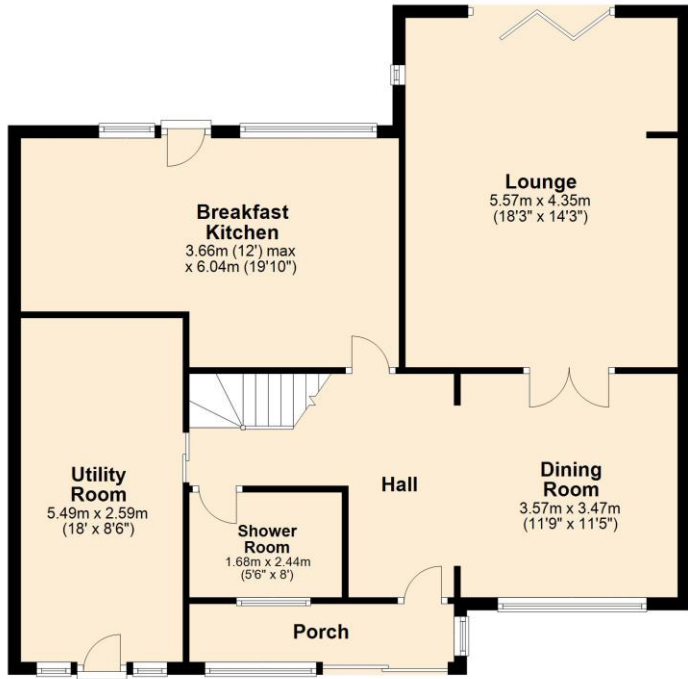
RESIDE



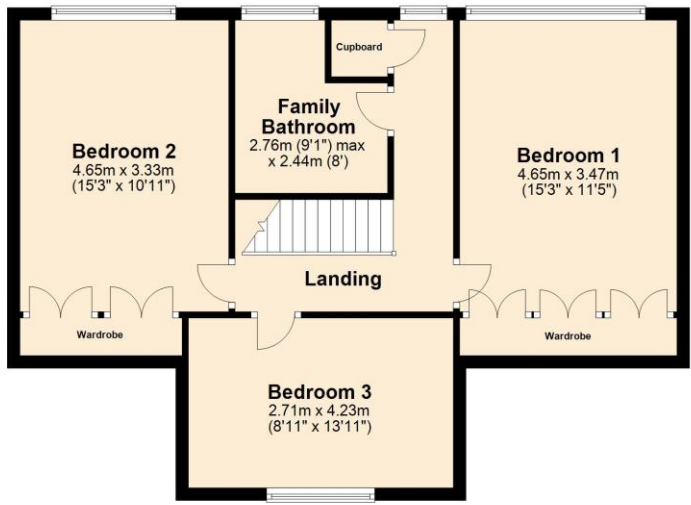
To view this property call Reside on **01706 356633**



**Ground Floor**  
Approx. 92.4 sq. metres (994.3 sq. feet)



**First Floor**  
Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



4 Smith Street, Rochdale  
Lancashire, OL16 1TU  
Tel: 01706 356633  
Email: enquiries@reside.agency

www.reside.agency

rightmove Zoopla PrimeLocation.com

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".