



12 Alexander Drive, Milnrow

Offers in Region of £485,000





## 12 Alexander Drive

Milnrow, Rochdale

\*\*\* EXECUTIVE DETACHED PROPERTY / FOUR DOUBLE BEDROOMS / FOUR RECEPTION ROOMS INC OFFICE & GAMES ROOM / TWO EN-SUITES / MODERN BREAKFAST KITCHEN / BI-FOLDS LEADING TO LANDSCAPED REAR GARDEN / ASPECT VIEWS OVERLOOKING RIVER BEAL / WELL PRESENTED THROUGHOUT / CUL-DE-SAC LOCATION / STUNNING FAMILY HOME / VIEWINGS ESSENTIAL \*\*\*  
Council Tax band: F

Tenure: Freehold

- Executive Detached Property
- Four Double Bedrooms
- Four Reception Rooms
- Bi-Folds Leading to Landscaped Garden
- Two En-Suite Shower Rooms
- Aspect Views Over The River Beal
- Cul-De-Sac Location
- Driveway Parking
- Stunning Family Home
- Viewings Highly Essential





### Entrance Hallway

12' 4" x 17' 5" (3.76m x 5.3m)

Front facing entrance door and front facing double glazed window, two radiators, storage cupboard, staircase leading to the first floor, tiled floor.

### Lounge

15' 10" x 14' 4" (4.82m x 4.38m)

Rear facing double glazed Bi-Fold doors giving access to the private rear garden, radiator, neutral décor with feature decorated wall, ceiling coves and picture rail, feature fireplace with gas fire.

### Dining Room

12' 0" x 12' 4" (3.66m x 3.77m)

Rear facing double glazed window, radiator, neutral décor with feature decorated wall, ceiling coves, dado rail, feature fireplace, dining area.

### Breakfast Kitchen

16' 12" x 20' 5" (5.17m x 6.22m)

Two front facing double glazed oriel windows, radiator plus under floor heating, neutral décor and ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, Corian worktop, sink with Quooker tap, splash backs, Neff appliances which include integrated full height fridge and freezer and undercounter freezer, double oven, microwave, warming drawer, dishwasher, automatic washing machine, five ring induction hob with over head extractor, stainless steel sink, six seat breakfast bar and tiled floor.

### Study

9' 7" x 12' 9" (2.93m x 3.89m)

Front facing double glazed oriel window, radiator, brick fireplace with electric fire, feature wood panelled walls, study / home office.

### Games Room

35' 11" x 24' 3" (10.94m x 7.39m)

Side facing double glazed French doors giving access to the private landscaped garden and floor to ceiling double glazed windows, feature radiators, ceiling spotlights, speakers and tiled floor. Built in storage





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## GARDEN

Externally the property offers lawned front garden with planting beds to borders and walled boundary. Side gated access to the private rear garden which offers lawn with planting beds to borders, paved patio, heated wooden pergola with seating area, wooden decked terrace overlooking the River Beal below and stunning open countryside.

## ON DRIVE

4 Parking Spaces

Driveway parking to the front for up to four vehicles.



GROUND FLOOR  
1732 sq.ft. (160.9 sq.m.) approx.



1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 2622 sq.ft. (243.6 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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