



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 cupboard, bar area, media wall with inset television and remote controlled electric fire. Although currently used as a games room, the space could be used for a multitude of purposes.

WC

5' 1" x 5' 4" (1.55m x 1.62m)

Three piece suite comprising of WC with his and hers vanity hand basins, tiled walls and floor.

First Floor Landing

7' 8" x 12' 4" (2.33m x 3.75m)

Front facing double glazed window, neutral décor, boiler cupboard.

Bedroom One

12' 10" x 12' 9" (3.92m x 3.89m)

Rear facing double glazed patio doors giving access to the private balcony, open aspect views, radiator, neutral décor, fitted wardrobes, storage cupboard, double room, access to the en-suite, wooden floor.

En-Suite

4' 9" x 8' 3" (1.46m x 2.52m)

Front facing double glazed window, heated towel rail, under floor heating, three piece suite in white comprising of WC, pedestal sink and walk in shower with overhead concealed showerhead, glass screen, tiled walls and floor.

Bedroom Two

12' 9" x 12' 4" (3.88m x 3.77m)

Rear facing double glazed window and two internal glass windows, open aspect views, radiator, double room, wooden flooring.





En-suite

4' 10" x 8' 5" (1.47m x 2.57m)

Front facing double glazed window, radiator, three piece suite in white comprising of WC, pedestal sink and walk in shower, tiled walls and wooden floor.

Bedroom Three

10' 1" x 11' 4" (3.07m x 3.46m)

Rear facing double glazed window, open aspect views, radiator, fitted wardrobes, double room, wooden floor.

Bedroom Four

8' 7" x 10' 9" (2.61m x 3.27m)

Rear facing double glazed window, open aspect views, radiator, fitted wardrobes, double room.

Bathroom

6' 0" x 11' 2" (1.84m x 3.4m)

Front facing double glazed window, radiator plus under floor heating, ceiling spot lights, four piece suite in white comprising of WC, vanity sink with storage, panel bath and walk in shower, tiled walls and floor.

Revilo Insight

Tenure: Freehold / Title No: GM704557 / Class Of Title: absolute / Tax Band: F / Parking: Driveway Parking.

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.

Driveway parking to the front for up to four vehicles.



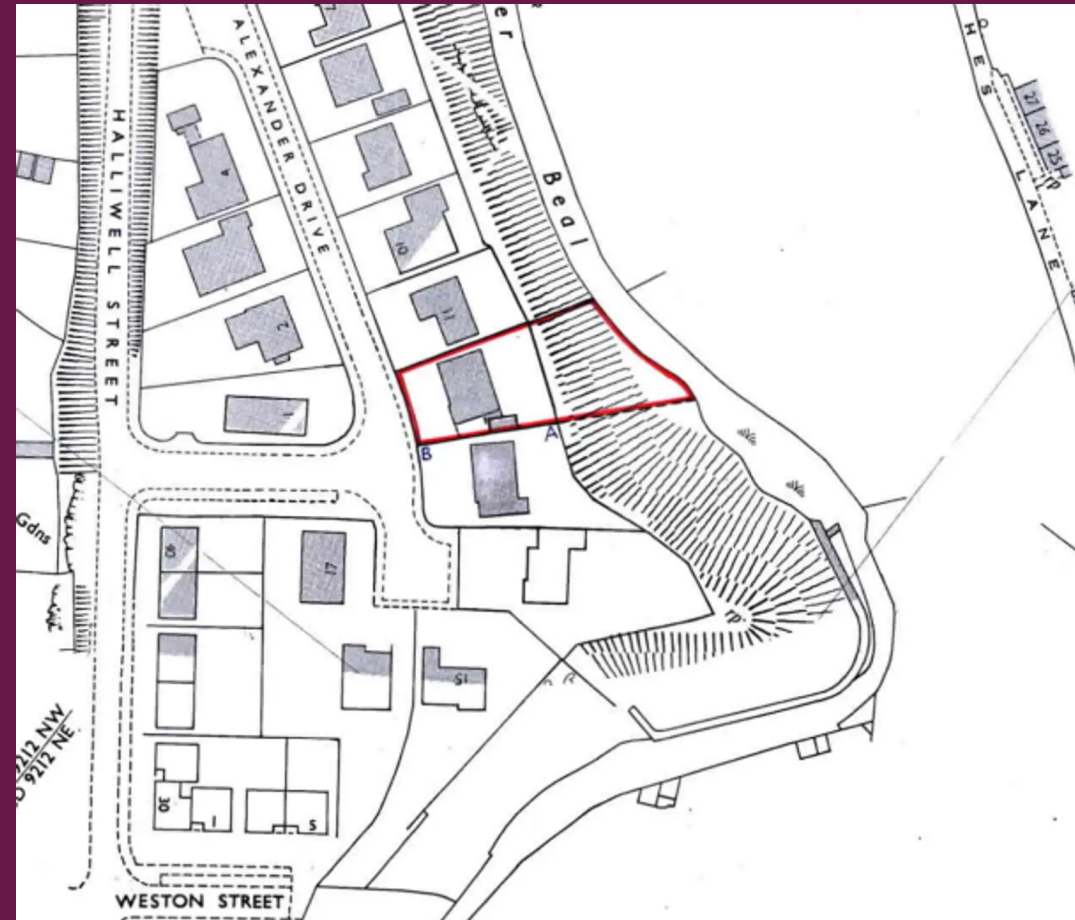
GROUND FLOOR
1732 sq.ft. (160.9 sq.m.) approx.



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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