



## 5 Mill Croft Close, Rochdale

Offers in Region of £375,000





## 5 Mill Croft Close

Rochdale, Rochdale

\*\*\* EXECUTIVE DETACHED PROPERTY / FIVE BEDROOMS / THREE RECEPTION ROOMS INC CONSERVATORY / GUEST WC & THREE PIECE FAMILY BATHROOM / SAUNA / LARGE PLOT WITH FURTHER DEVELOPMENT POTENTIAL / SUBSTANTIAL DRIVEWAY PARKING / PRIVATE FRONT & REAR GARDENS / CUL-DE-SAC LOCATION / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: E

Tenure: Leasehold

- Executive Detached
- Five Bedrooms
- Three Reception Rooms
- WC & Utility Room
- Sauna
- Front & Rear Gardens
- Substantial Drive
- Double Garage
- Development Potential
- Family Home



#### Entrance Porch

6' 3" x 4' 10" (1.91m x 1.48m)

Front facing entrance door and side facing double glazed windows, tiled floor, access to the hall.

#### Hallway

4' 7" x 3' 4" (1.39m x 1.01m)

Front facing door, radiator, staircase leading to the first floor, lounge access.

#### Lounge

15' 8" x 11' 9" (4.77m x 3.59m)

Front facing double glazed oriel window, radiator, feature fire place with gas fire, wall lights, access to the dining room.

#### Dining Room

9' 2" x 11' 9" (2.79m x 3.59m)

Rear facing patio doors, radiator, dining area, access to the conservatory & breakfast kitchen.

#### Conservatory

13' 6" x 12' 9" (4.12m x 3.88m)

Rear facing double glazed French doors giving access to the private rear garden, wall heater, tiled floor and seating area.

#### Breakfast Kitchen

9' 7" x 12' 9" (2.93m x 3.88m)

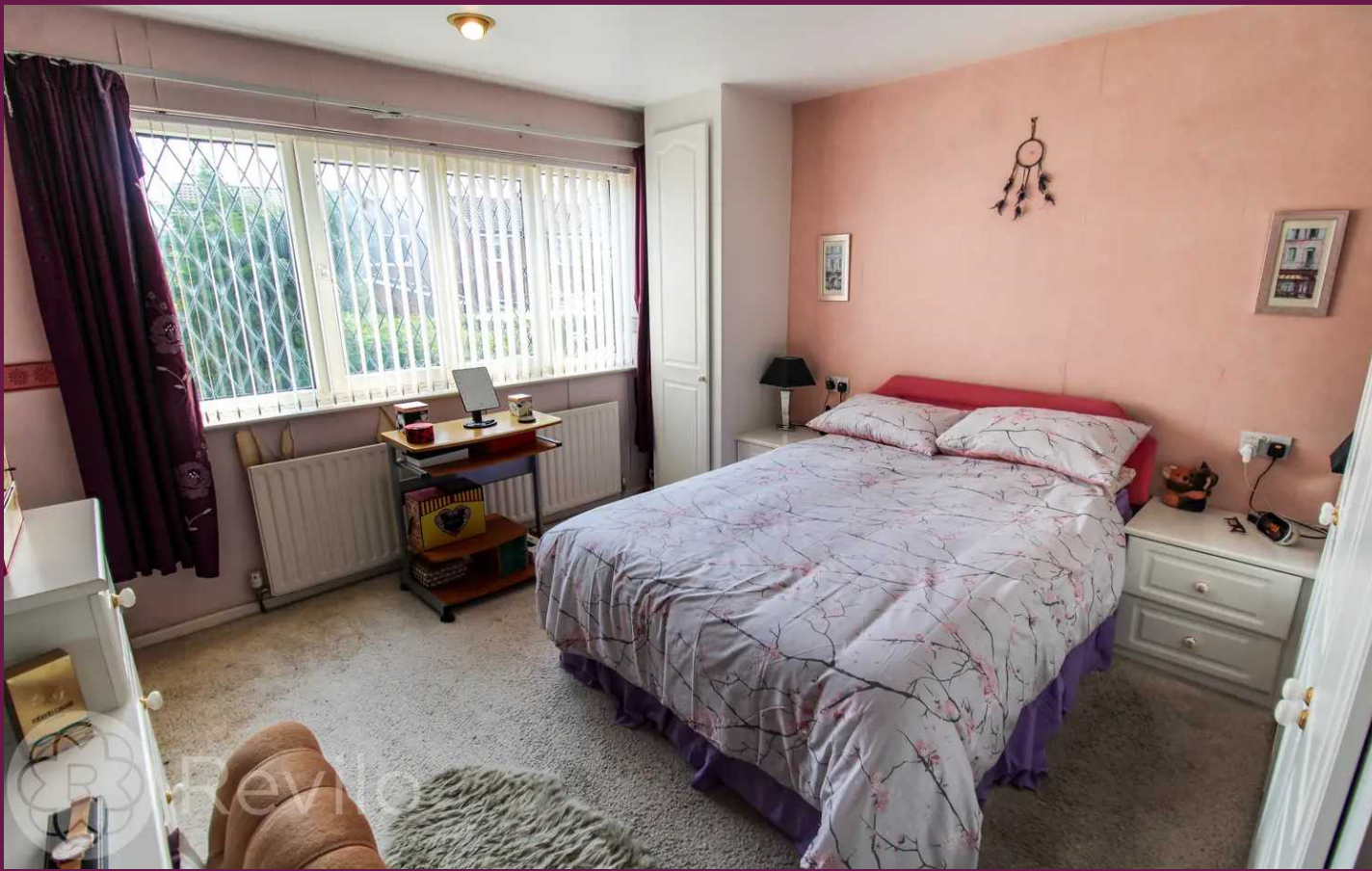
Rear facing double glazed window, radiator, fitted kitchen with a selection of wall and base units, breakfast bar, part tiled walls, integrated fridge, space for a dish washer, sink & drainer, gas hob, extractor and oven, tiled floor, pantry cupboard and internal access to the double garage and utility room.

#### WC

3' 6" x 5' 12" (1.06m x 1.82m)

Radiator, two piece suite comprising WC & vanity hand basin, splash back tiling.





#### Utility Room

12' 1" x 8' 6" (3.69m x 2.58m)

Rear facing door and window, access to the private rear garden, radiator, selection of base units, work surfaces, sink & drainer, plumbed for automatic washing machine, space for a tumble dryer and free standing fridge freezer, fitted storage, tiled walls & floor and internal access to the double garage.

#### Double Garage

18' 0" x 18' 8" (5.49m x 5.7m)

Side facing window, two front facing garage doors (one manual, one electric), wall mounted boiler, meters, lights & power, further development potential if needed.

#### First Floor Landing

Storage cupboard.

#### Bedroom One

12' 8" x 11' 11" (3.85m x 3.62m)

(width increasing to 4.65m) Front facing double glazed window, radiator, double room, fitted wardrobes, vanity hand basin with storage.

#### Bedroom Two

11' 4" x 9' 6" (3.45m x 2.9m)

Front facing double glazed window, radiator, double room, fitted wardrobes and vanity desk.

#### Bedroom Three

12' 4" x 8' 0" (3.76m x 2.45m)

Rear facing double glazed window, radiator, double room, loft hatch.

#### Bedroom Four

11' 4" x 8' 7" (3.46m x 2.61m)

Front facing double glazed window, radiator, double room, fitted wardrobe.

#### Bedroom Five

7' 8" x 8' 6" (2.33m x 2.58m)

Rear facing double glazed window, radiator, single room.





### Bathroom

5' 5" x 16' 8" (1.66m x 5.09m)

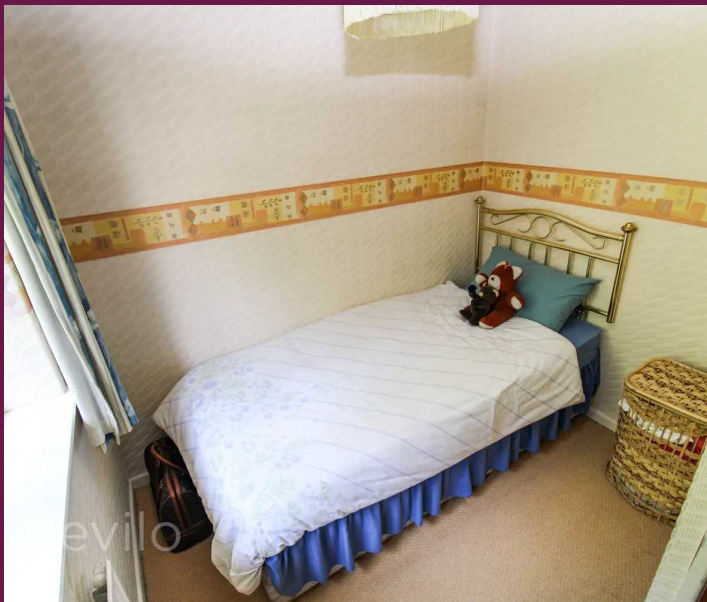
Two rear facing double glazed frosted windows, radiator, sauna and three piece suite comprising WC, vanity hand basin with storage and corner panel jacuzzi bath, tiled walls.

### Revilo Insight

Tenure: Leasehold / Title No: GM196112 / Class Of Title: Absolute / Date: 20 July 1979 / Term: 999 years from 1 July 1978 / Rent: £40 / Tax Band: E / Parking: Substantial Driveway Parking & Double Garage.

The property sits on a good sized plot with private lawned front garden, planting beds and hedges boundary, paved patio and access to the private rear garden. The rear garden has mature planting, lawn, paved patio seating area, wooden garden shed and fenced and walled boundary.

Driveway parking for up to six vehicles and integral double garage with manual and electric garage doors.



GROUND FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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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