



ReviloHomes
Property.... but done right!

Buckley Hill Lane

Milnrow, Rochdale, OL16 4BU

- Part Exchange Considered
- Extended Semi Detached
- Five Double Bedrooms
- Lounge & Dining Room

Asking Price Of £450,000

EPC Rating 'TBC'





Property Description

We are very pleased to offer for sale this stunning five double bedroom extended semi detached property situated in a popular residential location offering good access to local amenities including shops, schools and public transport links (M62 Motorway Connection and Manchester Metro Link Service).

The property has been extended & modernised throughout by the current owners and benefits from UPVC double glazed windows & doors, gas central heating and security alarm with the accommodation comprises briefly of entrance hall, guest WC, lounge, dining room, modern fitted breakfast kitchen with internal access to the garage and rear garden access, extended family room / sitting room, first floor landing, three double bedrooms, master en-suite shower room, balcony off the master and four piece family bathroom, second floor landing with storage to eves then a further two double bedrooms.



Externally to the front of the property there is gated resin driveway providing ample secure off road parking, planting beds and fenced and walled boundaries. The private rear garden has open aspect views, paved patio seating area, steps down to an artificial lawned garden, planting beds, garage / workshop and storage under the patio & extension.

The property is ideally suited as a family home and internal viewings come highly recommended to fully appreciate the accommodation on offers size, finish and location.

STORM PORCH

ENTRANCE HALL

13' 10" x 7' 9" (4.22m x 2.37m) Front facing UPVC double glazed entrance door and side facing internal window, radiator, ceiling spot lights, under stair storage cupboard, wood effect laminate flooring.

GUEST WC

3' 4" x 5' 7" (1.02m x 1.72m) Front facing UPVC double glazed window, radiator, two piece suite in white comprising of WC & vanity hand basin with storage, tiled walls and floor.

DINING ROOM

13' 6" x 12' 0" (4.13m x 3.68m) Front facing UPVC double glazed bay window, radiator, neutral décor with feature decorated wall, dining area, double doors through to the lounge.

LOUNGE

16' 0" x 11' 11" (4.89m x 3.65m) Rear facing UPVC double glazed bay window, radiator, neutral décor with feature decorated wall, TV point.

BREAKFAST KITCHEN

14' 11" x 13' 4" (4.57m x 4.07m) Rear facing UPVC double glazed window and side facing double glazed door giving access to the rear garden, radiator, neutral décor, ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, granite work surfaces, splash back tiling, central island with breakfast bar, five ring gas hob, extractor, double oven, microwave, stainless steel sink, Karndean flooring, internal garage access, archway through to the extended family / sitting room.

GARAGE

14' 0" x 13' 4" (4.29m x 4.07m) Front facing electric garage door, utility area with a selection of wall and base units, sink & drainer, plumbed for automatic washing machine, storage cupboard with boiler & cylinder.





SITTING ROOM / FAMILY ROOM

31' 2" x 10' 5" (9.52m x 3.19m) Side & rear facing UPVC double glazed windows and side facing double glazed French doors giving access to the private rear garden, two radiators, ceiling spot lights, multi fuel burner, dining and seating areas, wood effect laminate flooring.

FIRST FLOOR LANDING

14' 0" x 7' 10" (4.29m x 2.40m) Front facing UPVC double glazed window, radiator, ceiling spot lights, neutral décor, staircase leading to the second floor.

BEDROOM ONE

12' 7" x 22' 7" (3.85m x 6.90m) Rear facing UPVC double glazed window and rear facing UPVC double glazed French doors giving access to the balcony, two radiators, ceiling spot lights, neutral décor, dressing area, fitted wardrobes and storage, double room.

BALCONY

Open aspect views.

ENSUITE

4' 0" x 6' 6" (1.24m x 1.99m) Expel air, heated towel rail, ceiling spot lights, three piece suite in white comprising of WC, vanity hand basin with storage & walk in shower with wet room floor drainage, tiled walls and floor.



BEDROOM TWO

12' 9" x 11' 10" (3.90m x 3.62m) Rear facing UPVC double glazed window, radiator, neutral décor, fitted wardrobes and storage, double room.

BEDROOM THREE

10' 9" x 12' 0" (3.30m x 3.68m) Front facing UPVC double glazed window, radiator, neutral décor, fitted wardrobes and storage, double room.



FAMILY BATHROOM

11' 4" x 12' 11" (3.47m x 3.95m) Front facing UPVC double glazed window, heated towel rail, ceiling spot lights, four piece suite in white comprising of WC, vanity hand basin with storage, walk in shower with wet room floor drainage and tiled bath, tiled walls & floor, under floor heating.

SECOND FLOOR LANDING

Neutral décor, storage to eaves.

BEDROOM FOUR

15' 5" x 13' 8" (4.72m x 4.17m) Front & rear facing double glazed Velux windows, radiator, ceiling spot lights, neutral décor, fitted wardrobes and storage, double room, wood effect laminate flooring.





BEDROOM FIVE

15' 6" x 10' 11" (4.74m x 3.33m) Front & rear facing double glazed Velux windows, radiator, ceiling spot lights, neutral décor, fitted wardrobes and storage, double room, wood effect laminate flooring.

REVILO INSIGHT

Tenure: Freehold

Title No: GM387023

Class Of Title: Absolute

Mains Service Connected : Water, Gas, Electric, Sewerage

Tax Band: D

Parking: Gated Drive & Garage



