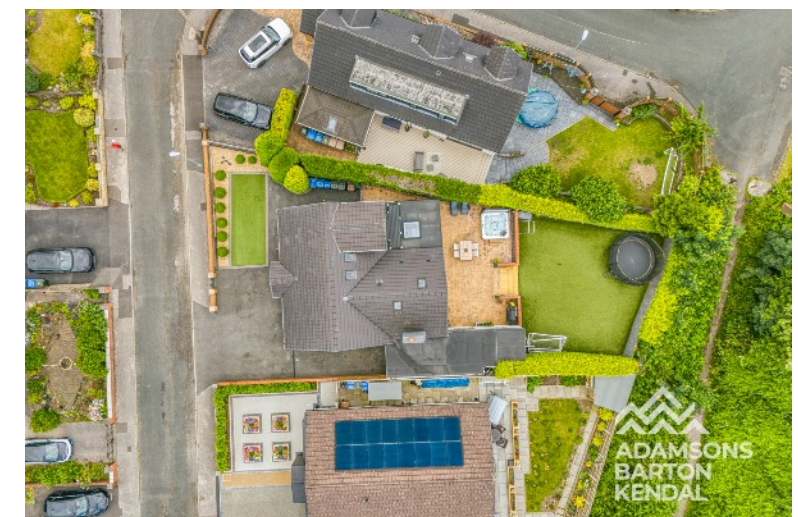




**Alexander Drive
Milnrow, Rochdale OL16 3LY
OFFERS INVITED IN EXCESS OF £630,000**

Adamsons Barton Kendal are privileged to present this exceptional five-bedroom detached residence, positioned on one of Milnrow's most sought-after and prestigious addresses, Alexander Drive. Occupying an exceptionally generous plot and presented to an immaculate standard throughout, this outstanding family home offers an unrivalled combination of luxury, space and versatility. Boasting everything a growing family could wish for, from the stunning open-plan living space at the heart of the home to the impressive outdoor entertaining area complete with its own bar, this is a property that simply must be viewed to be fully appreciated.

Nestled on a quiet, tucked-away street, the property enjoys an enviable position that perfectly balances privacy with convenience. Milnrow Village is just a short stroll away, offering an excellent selection of shops, cafés, restaurants and everyday amenities.

Families will appreciate the proximity to highly regarded local schools including Crossgates Primary School, St James' CE Primary School and Hollingworth Academy. The picturesque Hollingworth Lake Country Park is also within easy reach, providing beautiful walks and leisure facilities, whilst excellent motorway links and nearby public transport connections make commuting effortless.

Internally, the home is equally as impressive. A welcoming entrance hallway sets the tone for the quality found throughout and leads to a beautifully presented reception room, currently utilised as a cosy snug, offering flexible living accommodation. Opposite is a spacious utility room providing excellent practicality for modern family life.

Further along the hallway is the luxurious four-piece family bathroom, finished to an exceptional standard with contemporary fittings, alongside the fourth bedroom which offers versatility as a guest bedroom, home office or additional reception room if required.

Undoubtedly the centrepiece of the home is the spectacular extended open-plan kitchen, dining and living space. Flooded with natural light, this superb entertaining area has been thoughtfully designed to create the perfect environment for both everyday family living and hosting guests, seamlessly connecting the indoor and outdoor spaces.

The first floor continues to impress with three beautifully presented double bedrooms. The principal bedroom enjoys the added luxury of a stunning glass-fronted balcony overlooking the rear garden, creating the perfect spot to relax, along with the convenience of a separate WC. Clever use of the former eaves has created an abundance of bespoke built-in storage throughout the upper floor.

This truly exceptional home offers an outstanding opportunity to acquire one of Milnrow's finest family residences, combining an enviable location with beautifully appointed accommodation both inside and out. Early viewing is highly recommended.

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Ground Floor

Hallway – 6.66 x 1.98 metres - An inviting entrance hallway with fitted storage units

Lounge/ 5th Bedroom – 4.32 x 3.82 metres - A beautifully presented lounge with a striking media wall with an electric fireplace. There is also a panelled feature wall and a bay window looking out onto the front of the property.

Utility Room – 2.73 x 3.85 metres - A large utility area with space for a washer and dryer with fitted storage cupboards and a sink. It has a vertical radiator, 2 windows, a bay to the front and a side window also.

Family Bathroom – 2.11 x 3.85 metres - A stunning 4 piece suite featuring a freestanding roll top bath, vanity sink unit and LED mirror, toilet and a walk in shower.

Bedroom 4/ Play Room – 2.80 x 3.82 metres - Currently utilised as a playroom featuring Kardean flooring.

Lounge and Dining Room – 4.30 x 5.90 metres - Immaculate open plan living space with a feature fireplace with exposed brickwork and a multi fuel log burner, fitted shelving and bi folding doors leading out to the garden. There are two modern vertical radiators and spotlight lighting as well as Amtico flooring.

Kitchen - 6.59 x 3.85 metres - The kitchen is an extension from the current owners and features a stylish sky light in the ceiling and bi fold doors out to the garden. It has a large central island with stool seating available with ample storage cupboards . The Elica induction hob and extractor fan are found here. The kitchen is fitted with integrated appliances such a Neff oven and oven combi and a plate warmer, a Beko fridge freezer, a Hoover wine cooler and a Neff dishwasher. The flooring is Amtico throughout and has under-floor heating and it has spotlight lighting.

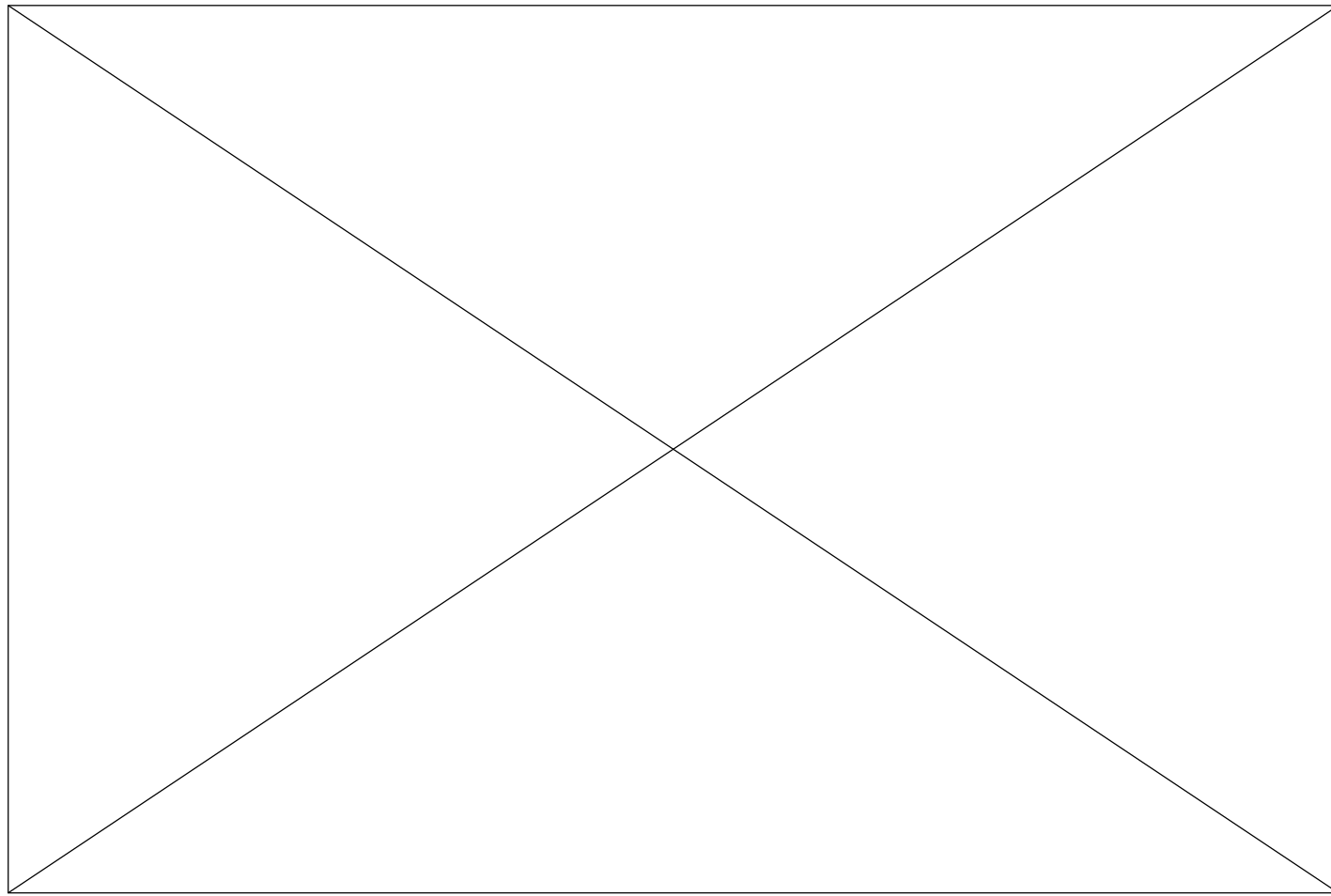
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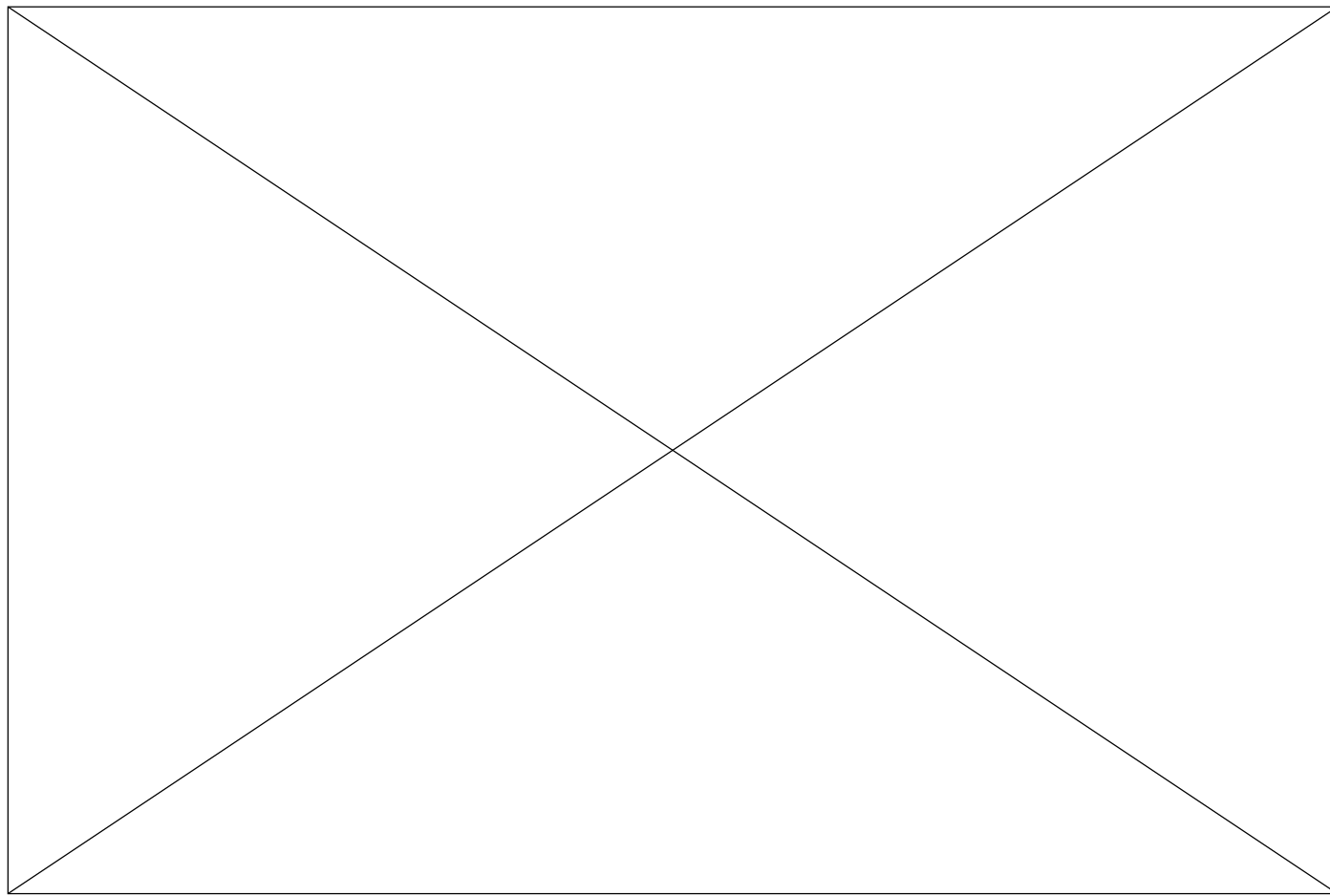
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First Floor

Landing 5.10 x 3.98 metres - Large space with fitted storage units, there are two doors leading to further storage areas

Master Bedroom – 5.66 x 3.05 metres - A generous double bedroom featuring fitted wardrobes and has glass doors leading out onto a glass balcony overlooking the rear garden. It has a vertical radiator and a double window.

Second Bedroom - 3.75 x 3.05 metres - A double bedroom with fitted wardrobes.

Third Bedroom – 3.78 x 3.90 metres - Another generous double bedroom with a skylight window and fitted cupboards/ storage space

WC - Upstairs toilet with a sink unit and fitted shelving units.

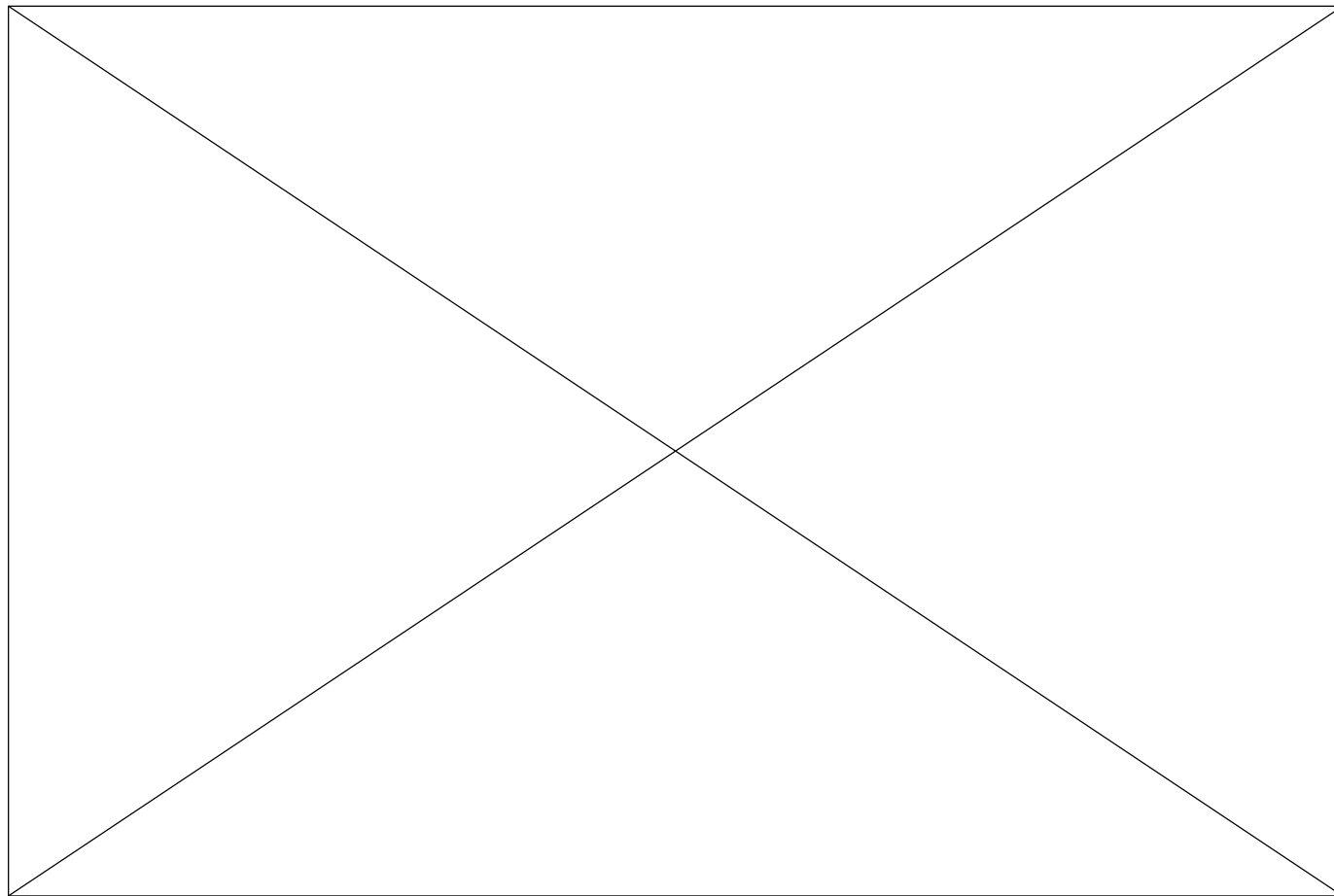
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External Outbuildings

Garage - 5.10 x 2.93 metres - Currently used for storage and has light power and water.

Bar – 2.94 x 2.93 metres - Accessed from the rear garden , designed to replicate a home bar with a corner bench, power and lighting.

Storage Room – 2.05 x 2.39 metres

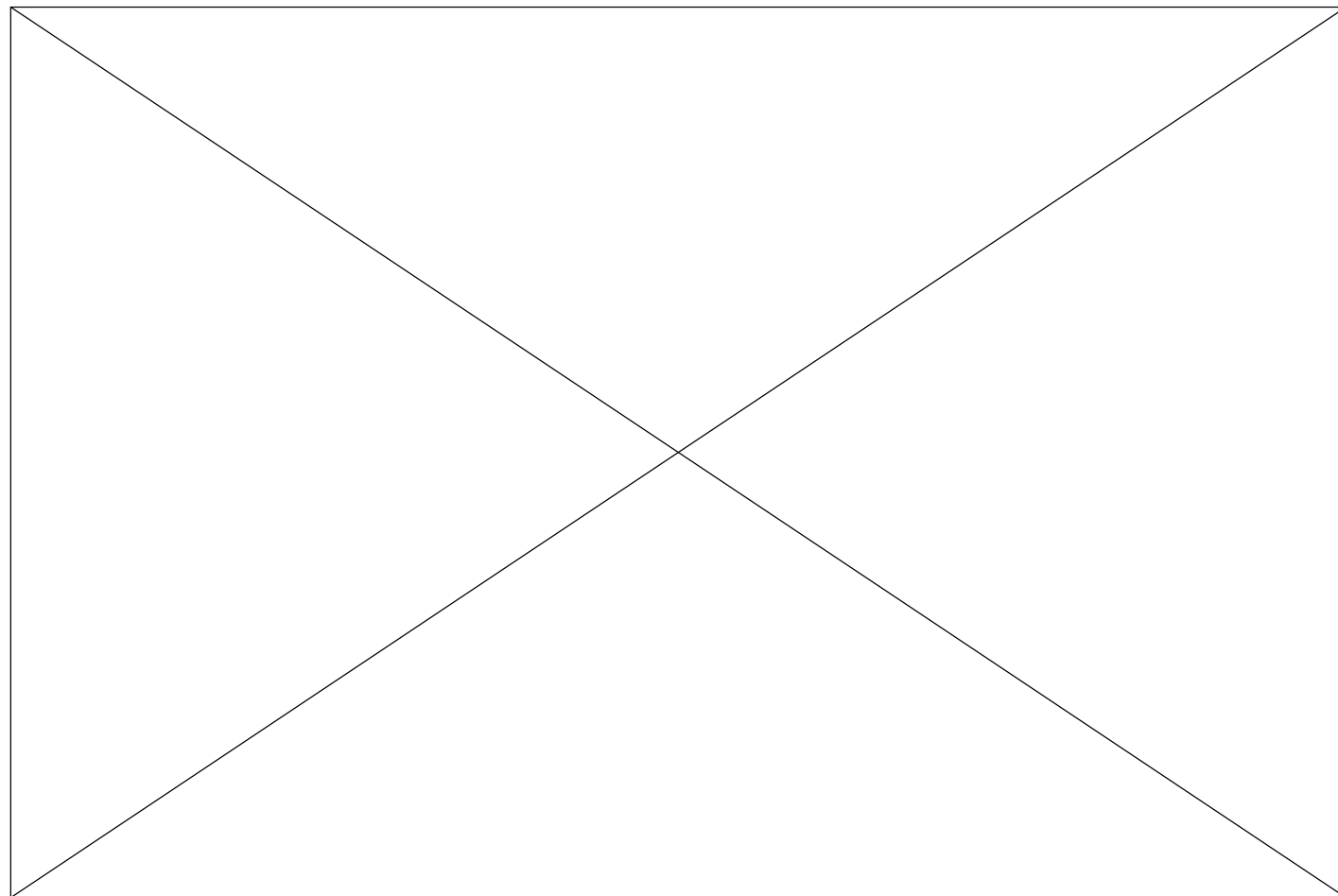
External

The rear garden consists of artificial grass, perfect for low maintenance and a hot tub positioned on the patterned imprinted concrete. It is split level and perfect for young children to play.

There is a large tarmaced driveway to the front for ample cars and an EV charger.



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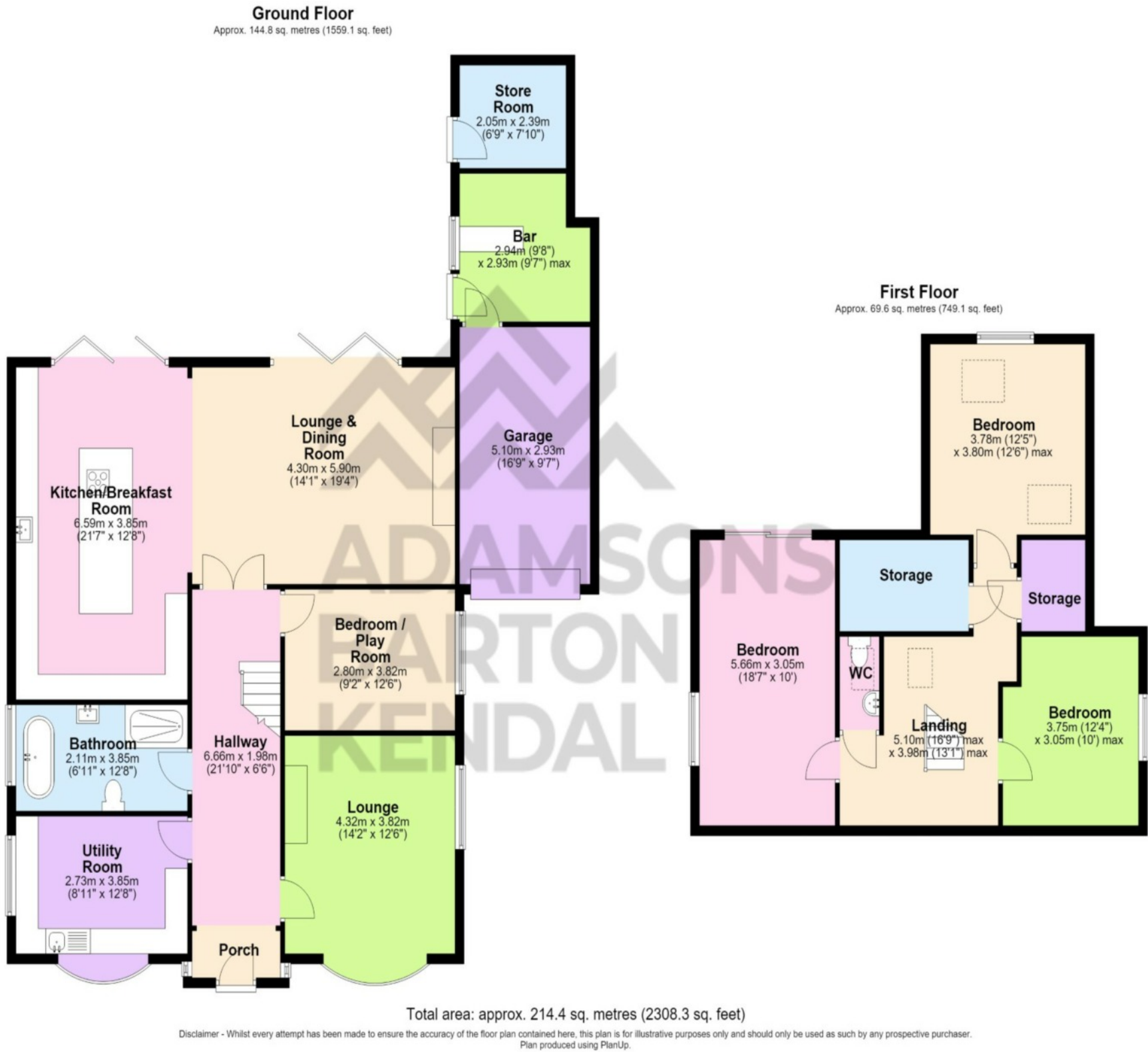
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Additional Features

- An arched traditional front door
- CCTV fitted.
- Wired Nest smoke alarms
- Boiler has a nest thermostat
- Combi Boiler is only 4 years old.
- Full re roof 5 months ago

Tenure - Freehold
Council Tax Band - Band E
Energy Performance Cert - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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