



59 Apple Tree Way Rochdale, OL16 4SW

Tucked away in a private, sought-after position on an exclusive modern development, this exceptional six-bedroom executive home offers luxurious, versatile living across three spacious levels. It perfectly suits those seeking space, style, and flexibility – including multi-generational living. The grand entrance hall sets the tone, leading to a sleek WC and a versatile sixth bedroom or home office. The heart of the home is the stunning open-plan kitchen, dining, and living area – flooded with natural light from bi-fold doors and skylights. A separate lounge with glazed double doors and a practical utility room complete the main floor. A standout feature is the lower ground floor suite, ideal for guests or dependent relatives, offering a double bedroom, en suite, and games room – a perfect self-contained space with privacy and comfort. Upstairs, the impressive principal bedroom boasts a walk-through wardrobe and a luxurious four-piece en suite, while three further bedrooms are served by a stylish family bathroom.



6 bedrooms

3 Reception rooms

Ground floor annexe

4 piece family bathroom

Stunning open plan living

3 Bathrooms

Master with ensuite

Low maintenance garden

£515,000

Entrance Hall

Storage for cloaks, door to 6th bedroom / study, w/c, lounge and open plan living area. Stairs to first floor accommodation and galleried landing.

Lounge 20' 3" x 10' 9" (6.16m x 3.27m)

Separate lounge with glazed doors that can be opened to adjoin the room to the kitchen/living area.

Open plan living 26' 6" x 31' 6" (8.08m x 9.61m)

An exquisite open-plan kitchen and family space, seamlessly connecting to the garden through elegant bi-fold doors, showcasing a bespoke collection of high-end cabinetry, a statement island with breakfast bar, and a full suite of premium integrated appliances.

Utility room 5' 2" x 5' 10" (1.58m x 1.77m)

Space for washer and dryer. Door to side exit.

W/C

w/c, vanity wash hand basin

Games room 16' 1" x 8' 6" (4.90m x 2.58m)

Currently being used as a games room, this room could be an additional sitting room for private use as part of the annexe/ guest suite. Storage cupboard. French doors to the rear garden.

Bedroom 5 11' 9" x 7' 8" (3.58m x 2.33m)

Double bedroom to the ground floor with door to the en suite

Ensuite

Shower cubicle, w/c, wash hand basin.

Master bedroom 10' 10" x 13' 5" (3.3m x 4.1m)

On a generous scale, this master bedroom has access to the walk through wardrobe that leads to the en suite. Storage cupboard

Master en suite 9' 10" x 6' 2" (3.0m x 1.89m)

4 piece master en suite. Shower cubicle, panel bath, pedestal wash hand basin and w/c

Bedroom 2 9' 11" x 9' 4" (3.02m x 2.84m)

Bedroom 3 9' 8" x 10' 11" (2.95m x 3.33m)

Fitted wardrobes.

Bedroom 4

Family Bathroom 6' 4" x 9' 8" (1.92m x 2.94m)

4 piece master en suite. Shower cubicle, panel bath, pedestal wash hand basin and w/c

Bedroom 6 / study 6' 3" x 9' 7" (1.91m x 2.93m)

On the ground floor this room could be used as an additional bedroom or study.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

59, Apple Tree Way
ROCHDALE
OL16 4SW

Energy rating

B

Valid until:

21 January 2027

Certificate number:

2828-1099-7399-4193-5970

Property type

Detached house

Total floor area

139 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |