



41 Apple Tree Way | Burnedge | Rochdale OL16 4SW



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Situated on a popular modern development, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout, complemented by a delightful south-facing rear garden enjoying a pleasant open aspect to the rear.

The property is approached via a generous driveway providing ample off-road parking and immediately impresses. Upon entering, a welcoming hallway leads to a spacious lounge, beautifully enhanced by a contemporary media wall, creating the perfect setting for both relaxing evenings and entertaining guests.

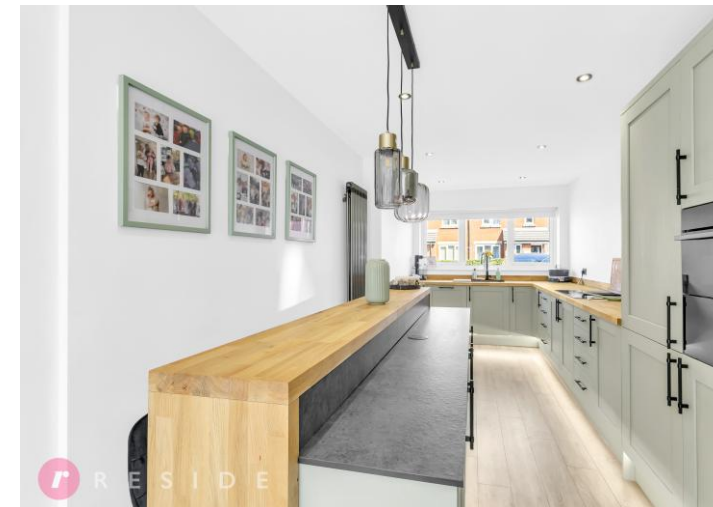
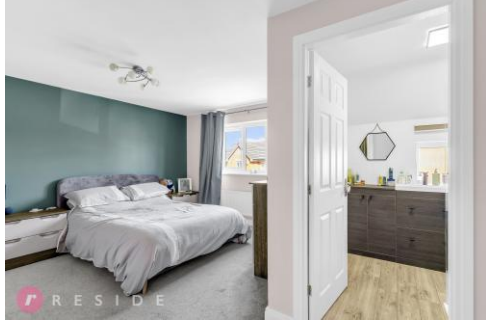
Undoubtedly the heart of the home is the stunning breakfast kitchen, an impressive open-plan space offering an excellent range of fitted units, ample work surfaces and plenty of room for dining and family living while French doors open onto the rear garden, seamlessly blending indoor and outdoor living. The adjoining utility room provides additional practicality.

Completing the ground floor is a convenient guest WC.

To the first floor, the property boasts four bedrooms. The principal bedroom benefits from a stylish newly fitted en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the south-facing rear garden is a particular highlight, enjoying a pleasant open outlook that provides a wonderful sense of space and privacy. The garden offers an ideal environment for outdoor dining, entertaining and family enjoyment throughout the year.



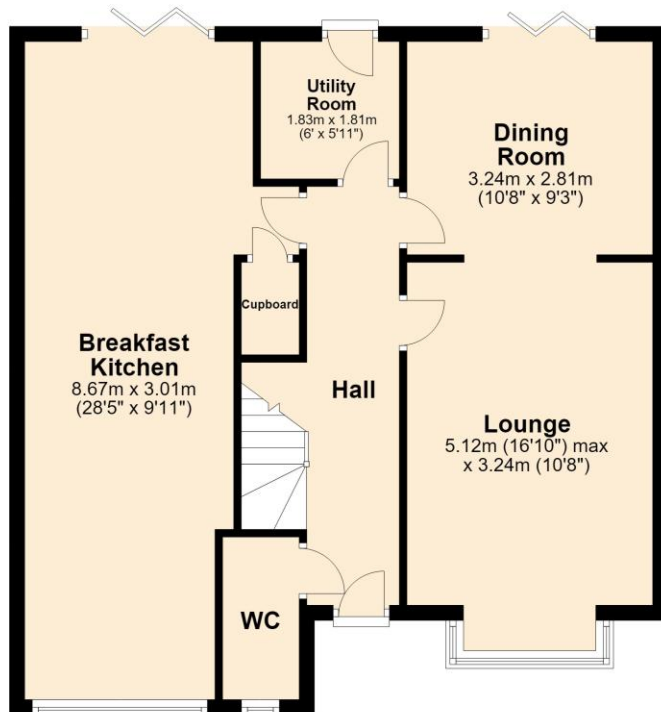


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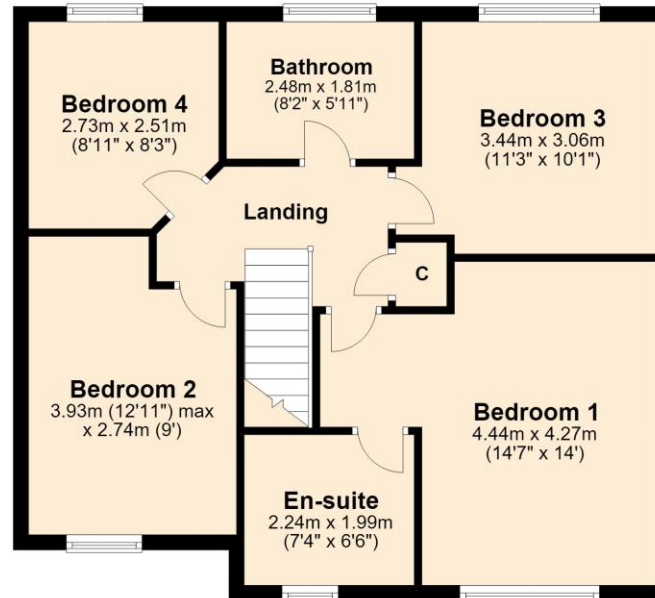
Ground Floor

Approx. 66.5 sq. metres (716.0 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



Total area: approx. 126.1 sq. metres (1357.9 sq. feet)



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