



**Ginnell Farm Avenue
Burnedge, Rochdale OL16 4GG
OFFERS INVITED IN EXCESS OF £365,000**

Adamsons Barton Kendal are delighted to present this immaculate four - bedroom detached family home, ideally positioned on the sought after Taylor Wimpey development in Burnedge

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Presented to the market in an exceptional turn key condition, this impressive property offers spacious and versatile accommodation , beautifully presented throughout and ideally suited to modern family living

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The property has also benefited from a number of recent improvements, including new radiators and down lights throughout, further enhancing the modern feel and presentation of this superb home

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Situated within easy reach of Royton and Rochdale town centres, the property is ideally located for a wide range of local amenities , schools and public transport links, whilst also enjoying the benefits of being positioned on a popular and well established residential development

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Internally the accommodation briefly comprises a large and welcoming entrance hallway, a spacious lounge and an impressive open plan kitchen/ diner, creating a fantastic social space and the ideal hub for family life. There is also a separate utility room and a convenient downstairs WC

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To the first floor are four well proportioned bedrooms, including a generous double master bedroom complete with an en suite shower room. A further double bedroom and two single bedrooms. A modern family bathroom completes the accommodation

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Externally, the property boasts excellent kerb appeal, with a substantial tarmac driveway providing ample off road parking, leading to a detached single garage. The detached garage offers excellent additional storage, power and light. To the rear is a private, enclosed and beautifully maintained landscaped garden, offering an excellent outdoor space for both relaxation and entertaining. The garden features a decking area to the rear, providing the perfect spot to sit back and enjoy the sunshine, together with a paved patio area ideal for outdoor dining and entertaining

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Early viewing is highly recommended to fully appreciate the quality space and location this exceptional family home has to offer.

Edenfield Road, Rochdale OL11 5AA

Ground Floor

Lounge - 4.51 x 3.34 metres

A spacious family living room with natural decor, tiled flooring and a bay window fitted with stylish wooden blinds. Finished with a modern double radiator, creating a bright, comfortable and practical living space.

Kitchen/ Dining Room - 3.37 x 5.43 metres

A modern fitted kitchen with white gloss units, quartz worktops and integrated AEG appliances including oven, microwave, gas hob and extractor fan, plus an integrated dishwasher. Features white wooden blinds, double UPVC patio doors, tiled flooring and a boxed in boiler. Generous space for a dining area completes this stylish and practical kitchen.

Utility Room - 1.19 x 1.65 metres

Practical utility room with integrated washing machine, quartz worktops and a useful fitted storage unit, providing excellent additional storage and functionality.

WC - 1.19 x 1.59 metres

A convenient downstairs WC featuring wash hand basin, radiator and tiled flooring.

Hallway - 5.80 x 2.00 metres

A bright and inviting hallway with modern tiled flooring, a stylish vertical radiator and a useful under stairs storage cupboard. A carpeted staircase leads to the first floor.



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First Floor

Bedroom 1 - 3.64 x 3.29 metres

A well proportioned bedroom with carpeted flooring, fitted wardrobes and access to a private en - suite. A comfortable and practical principal bedroom.

En Suite - 2.02 x 1.31 metres

A modern three piece en - suite shower room featuring a glass shower cubicle, WC and wash hand basin. Finished with tiled flooring and walls, plus a mirrored storage cupboard above the wash hand basin.

Bedroom 2 - 3.42 x 3.29 metres

A stylish double bedroom with fitted wardrobes and carpeted flooring, offering a comfortable and practical space.

Bedroom 3 - 3.10 x 2.05 metres

A versatile single bedroom , featuring a double fitted wardrobe and carpeted flooring.

Bedroom 4 - 2.31 x 2.05 metres

A versatile bedroom overlooking the rear garden, featuring carpeted flooring and offering a flexible space for a bedroom, home office or dressing room.

Bathroom - 2.02 x1.86 metres

A modern three piece family bathroom with tiled flooring and walls, featuring a bath with overhead shower and glass shower screen, WC, wash hand basin and large mirror.

Landing - 4.28 x 2.05 metres

Carpeted first floor landing with loft hatch access and a bright welcoming feel.

Garage - 5.31 x 2.95 metres

A single garage with an up and over door, external access door, power and lighting, providing secure parking and useful additional storage space.



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Tenure

Freehold

Council Tax Band

D

Energy Performance Certificate

B84

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 116.6 sq. metres (1255.2 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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