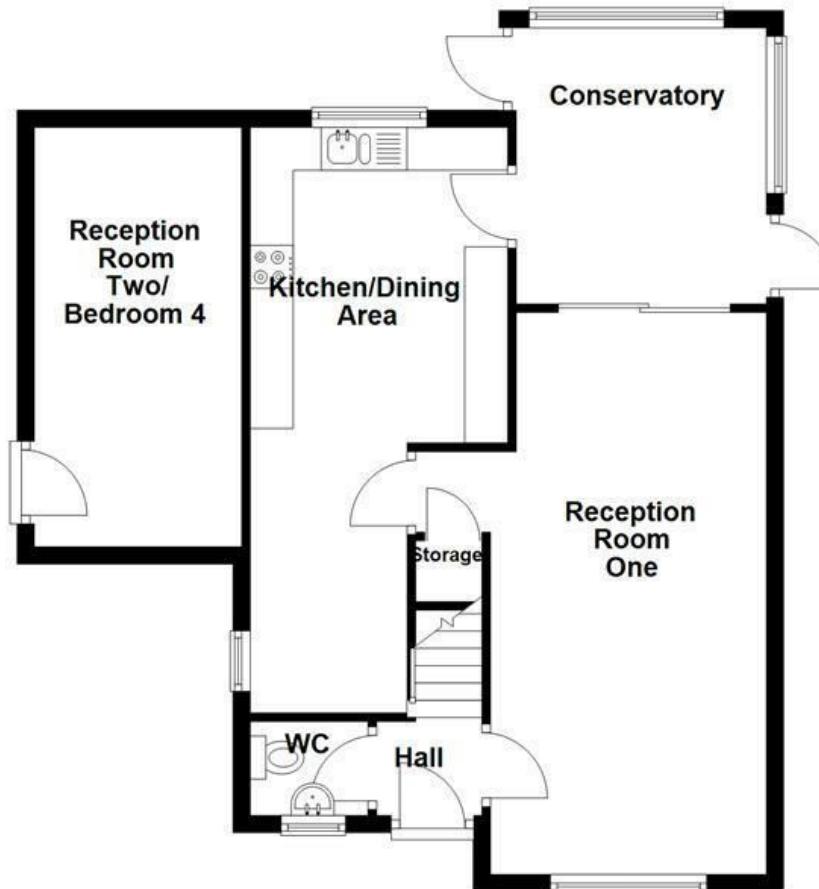
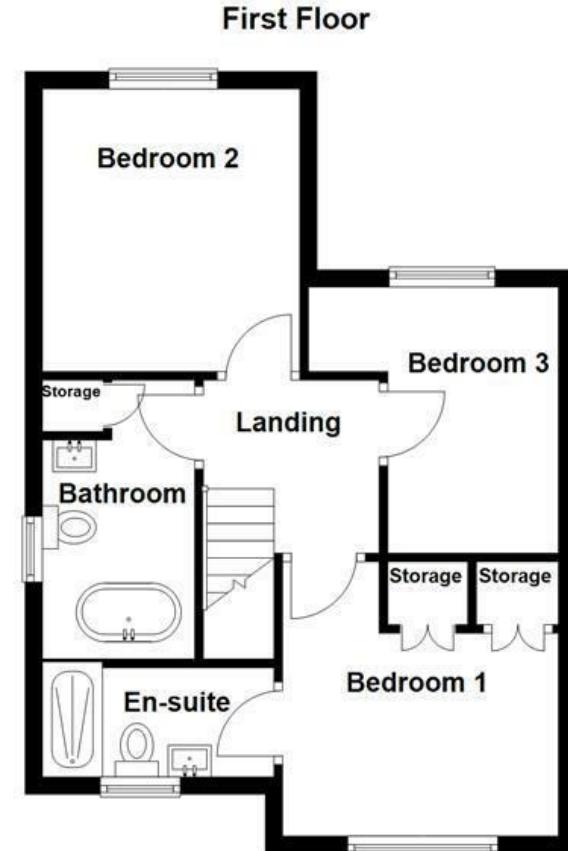


**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**Rochester Drive, Burnley, BB10 2BH  
Offers Over £290,000**

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in a tranquil cul de sac on Rochester Drive, Burnley, this exquisite detached family home offers a perfect blend of comfort and modern living. The property has been meticulously updated and presented to the highest standard, ensuring an immaculate finish throughout.

As you step inside, you will be greeted by two spacious reception rooms that provide ample space for family gatherings and entertaining guests. The home boasts three generously sized double bedrooms, each designed to offer a peaceful retreat. The two modern bathrooms, along with a convenient downstairs WC, feature high-quality furnishings that enhance the overall elegance of the property.

One of the standout features of this home is the fantastic garage conversion, which presents an excellent opportunity for a fourth bedroom or an additional living area, catering to the needs of a growing family. The property is surrounded by enviable wrap-around gardens, providing a private outdoor space that is not overlooked from the rear, perfect for children to play or for hosting summer barbecues.

With ample off-road parking available for up to four cars, convenience is at the forefront of this property. This home is truly ready to move into, with no chain delay, making it an ideal choice for families seeking a seamless transition into their new abode.

# Rochester Drive, Burnley, BB10 2BH

Offers Over £290,000



- Tenure Freehold
- Ample Off Road Parking
- Wrap Around Garden
- Ideal Family Home With Viewing Essential

## Ground Floor

### Entrance

UPVC double glazed frosted leaded door to hall.

### Hall

4' x 3'7 (1.22m x 1.09m)  
Coving, smoke alarm, wood effect laminate flooring, oak doors to WC and reception room.

### WC

4'6 x 3'7 (1.37m x 1.09m)

UPVC double glazed frosted leaded window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, marine ply marble effect panel elevation, PVC to ceiling and wood effect laminate flooring.

### Reception Room

21'5 x 13'11 (6.53m x 4.24m)

UPVC double glazed leaded window, central heating radiator, coving, media wall with electric living flame fire with TV, PV, under stairs storage, wood effect laminate flooring, oak door to kitchen and UPVC double glazed sliding door to conservatory.

### Conservatory

10'6 x 9'7 (3.20m x 2.92m)

UPVC double glazed window, upright central heating radiator, spotlights, wood effect laminate flooring, two UPVC double glazed doors to rear and hardwood single glazed frosted door to kitchen.

### Kitchen/Dining Area

22'4 x 9'10 (6.81m x 3.00m)

Two UPVC double glazed windows, central heating radiator, range of navy matte wall and base units, solid wood surface, marine ply splash back, composite one and a half sink and drainer with mixer tap, integrated electric double oven in a high rise unit, four ring electric hob, extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher, spotlights, wood effect laminate flooring and door to reception room two-bedroom four.

### Reception Room Two/Bedroom

#### Four

15'11 x 7'11 (4.85m x 2.41m)

Central heating radiator, Baxi boiler (three yrs, serviced every year,) and UPVC double glazed frosted door to side.

### First Floor

#### Landing

6'8 x 5'11 (2.03m x 1.80m)

Central heating radiator, smoke alarm, loft access, doors to three double bedrooms and bathroom.

#### Bedroom One

10'8 x 10'6 (3.25m x 3.20m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobe and door to en suite.

- Council Tax Band D
- Three Generously Sized Bedrooms
- Garage Conversion For A Possible Fourth Bedroom
- Situated On a Cul De Sac
- EPC Rating TBC
- Easy Access To Major Network Links

