



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

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Rochester Drive, Burnley, BB10 2BH

Offers Over £230,000

A FANTASTIC THREE BEDROOM DETACHED PROPERTY

Welcome to this charming detached house located on Rochester Drive in Burnley. This delightful property boasts a spacious and inviting layout, perfect for families or those seeking a comfortable living space.

As you enter, you are greeted by two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the open-plan dining kitchen, which is designed for both functionality and style, making it an ideal setting for family meals and gatherings. The bright conservatory adds a touch of elegance and allows natural light to flood the space, creating a warm and welcoming atmosphere.

The property features three generously sized bedrooms, ensuring plenty of room for everyone. The master bedroom is particularly impressive, complete with an en suite shower room for added convenience and privacy. Additionally, there is a family bathroom that serves the other two bedrooms, making it a practical choice for family living.

Outside, the property benefits from a driveway and a garage, providing secure parking and extra storage space. The garden area offers a lovely outdoor retreat, perfect for enjoying the fresh

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 3  2  1  C

- Immaculate Detached Property
- Open Plan Dining Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Spacious Reception Room
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Vestibule

5'9 x 3'5 (1.75m x 1.04m)

UPVC double glazed frosted front door, central heating radiator, coving and door to reception room.

Reception Room

15'0 x 14'11 (4.57m x 4.55m)

UPVC double glazed bay window, two central heating radiators, coving, smoke detector, gas fire with stone surround and hearth, wood effect laminate flooring, under stairs storage, open to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'11 x 9'7 (4.55m x 2.92m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and UPVC double glazed sliding door to conservatory.

Conservatory

8'5 x 7'6 (2.57m x 2.29m)

UPVC double glazed windows, polycarbonate roof, ceiling fan and UPVC double glazed door to rear.

First Floor

Landing

11'6 x 5'9 (3.51m x 1.75m)

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to three bedrooms, bathroom and storage.

Bedroom One

11'11 x 8'9 (3.63m x 2.67m)

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

En Suite

8'9 x 3'3 (2.67m x 0.99m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

Bedroom Two

9'4 x 8'9 (2.84m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'5 x 6'6 (2.57m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

5'7 x 5'6 (1.70m x 1.68m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, tiled elevations and tiled effect flooring.

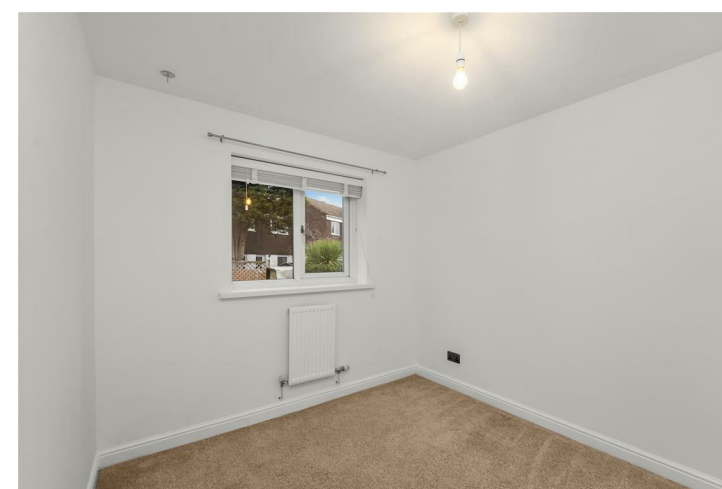
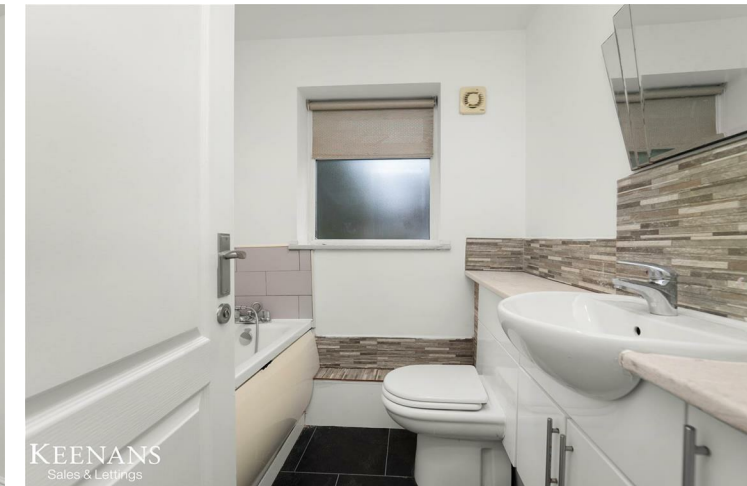
External

Rear

Enclosed garden with laid to lawn, paving, stone chippings and decking.

Front

Laid to lawn garden, paving, mature shrubbery, tarmac driveway and access to garage.



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