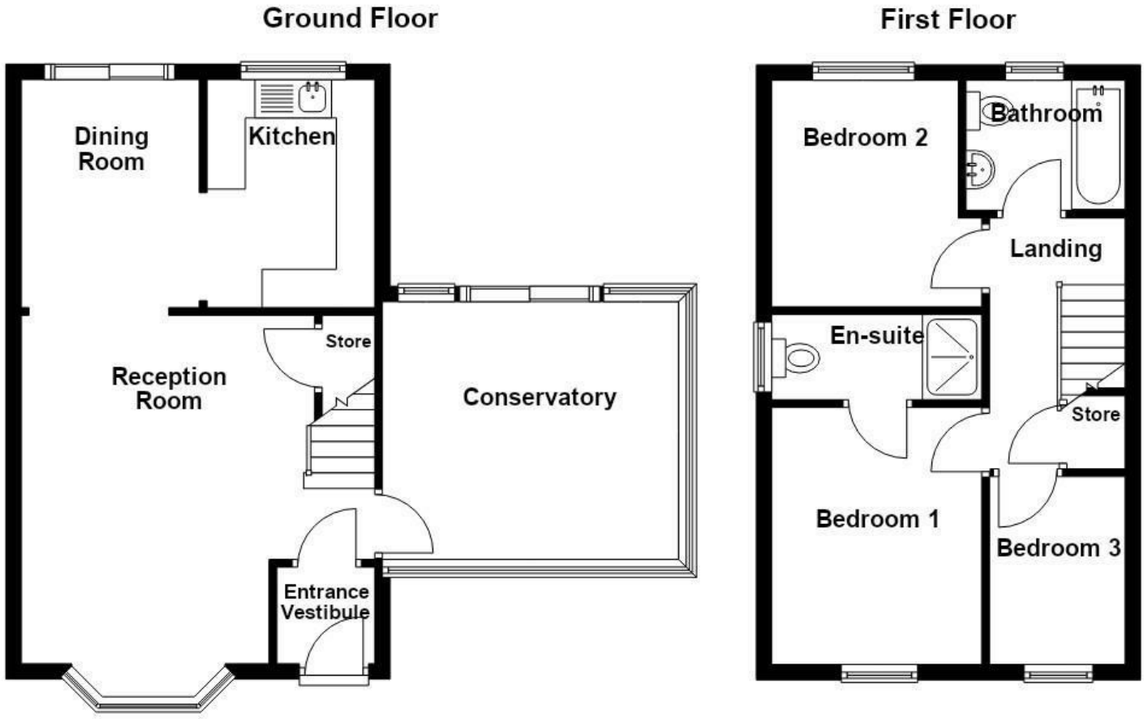
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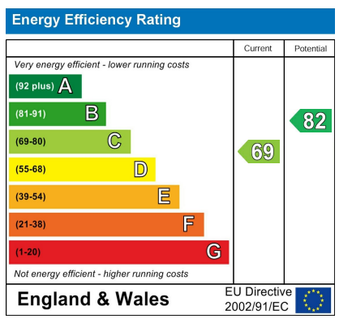












Rochester Drive, Burnley, BB10 2BH

£250,000

THREE BEDROOM DETACHED HOME WITH STUNNING GARDENS

Situated on Rochester Drive in Burnley, this charming three-bedroom detached house offers a delightful family home set on a generous plot. The property is beautifully set back from the road, providing a sense of privacy and tranquility. As you approach, you will be greeted by lovely gardens that enhance the home's curb appeal.
Upon entering, you will find a spacious lounge that invites relaxation and comfort. The bright conservatory, which seamlessly connects to the living space, floods the home with natural light and provides a perfect spot to enjoy the surrounding gardens. The modern kitchen, open to the dining room, is ideal for family gatherings and entertaining guests, offering a contemporary space that is ready for personalisation.
The first floor boasts three well-proportioned bedrooms, each neutrally decorated to create a calming atmosphere. The master bedroom features an en-suite shower room, adding convenience and privacy for the occupants.
This property is perfect for families and anyone with a passion for gardening, as the stunning garden is truly the gem of the home. It offers ample space for outdoor activities, relaxation, and the opportunity to cultivate your own green oasis.
In summary, this detached house on Rochester Drive is a fantastic opportunity for those seeking a family-friendly home with beautiful outdoor space. With its modern amenities and inviting atmosphere, it is ready to welcome its new owners.

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.

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Rochester Drive, Burnley, BB10 2BH

£250,000

3 2 2 C

- An Exquisite Detached Property
- Modern Kitchen
- On Street Parking
- Council Tax Band C
- Three Bedrooms And Two Bathrooms
- Sought After Location
- EPC Rating C
- Perfect Family Home
- Impressive Plot With Enviable Gardens
- Tenure Freehold

Ground Floor

Entrance
UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestivbule
4'2 x 4'2 (1.27m x 1.27m)

Door to reception room one.

Reception Room One
15'7 x 15'2 (4.75m x 4.62m)

UPVC double glazed bay window, central heating radiator, a gas open coal fire, ceiling rose, smoke alarm, coving, UPVC double glazed door to the conservatory, open arch to the kitchen diner.

Kitchen Diner
14'11 x 9'8 (4.55m x 2.95m)

UPVC double glazed window, a range of panelled wall and base units, marble effect surface, tiled splash backs, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with a four ring electric hob and extractor hood, space for a fridge freezer, plumbing for a washing machine, under unit lighting, ceiling rose, coving, tiled effect lino flooring, UPVC double glazed sliding door to the rear.

Conservatory
11'11 x 10'6 (3.63m x 3.20m)

UPVC double glazed surrounding windows, central heating radiator, polycarbonate roof, ceiling fan, wood effect laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing
10'8 x 5'11 (3.25m x 1.80m)

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

Bedroom One
11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to the en suite.

En Suite
8'9 x 3'4 (2.67m x 1.02m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, direct feed rainfall shower enclosure with rinse head, PVC panelled elevations, tiled flooring.

Bedroom Two
9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Three
8'5 x 5'11 (2.57m x 1.80m)

UPVC double glazed window, central heating radiator.

Bathroom
6'6 x 5'8 (1.98m x 1.73m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, PVC panelling to the ceiling, spotlights, PVC panelled elevations, tiled flooring.

External

Front
Driveway with access to the garage, mature shrubs and trees and paved steps.

Rear
Enclosed garden with stone chippings, mature shrubs, bedding, laid to lawn garden and pond.



