

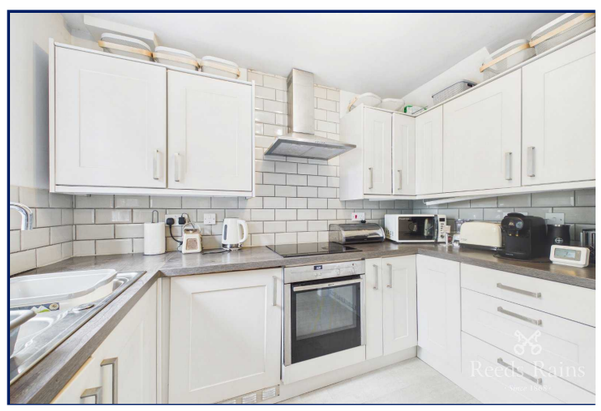


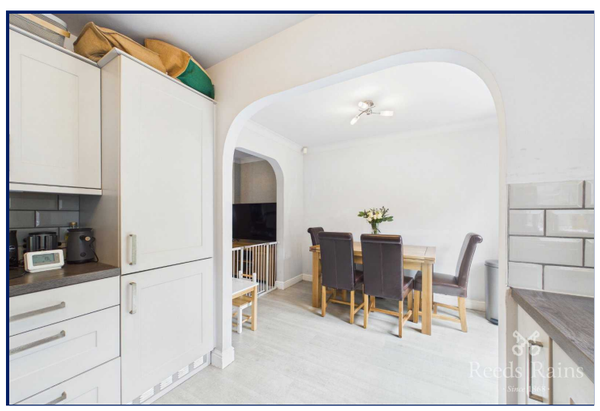












Rochester Drive, Burnley, BB10

Asking Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Rochester Drive, Burnley, BB10

Asking Price: £240,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Situated on this popular residential estate just off Marsden Road, and ideally located for easy access to the local hospital and a range of nearby amenities, this well-presented three-bedroom detached property offers spacious and versatile accommodation throughout. The property comprises a welcoming and generously proportioned lounge, an open-plan dining kitchen providing an excellent space for both everyday living and entertaining, three well-sized bedrooms with the principal bedroom...

Entrance Porch

Living Room
14'6" x 11'9" (4.42m x 3.58m)
Upvc double glazed bay window to the front aspect, gas central heating radiators surround housing log effect electric fire, coving to ceiling, stairs to first floor. under stairs storage cupboard.

Open plan dining kitchen
14'10" x 9'8" (4.52m x 2.95m)
Fitted with a range of wall and base units with contrasting work surfaces and complimentary splash backs, integrated electric oven and hob with extractor hood, Integrated fridge freezer, washing machine and tumble dryer. laminate flooring, gas central heating radiator, Upvc double glazed window and French doors leading out onto the rear garden.

First floor landing
Upvc double glazed window, loft access, gas central heating radiator, storage cupboard.

Bedroom One
8'9" x 11'8" (2.67m x 3.56m)
UPVC Window to the front aspect, gas central heating radiator, coving to the ceiling. Access to ensuite shower room.

En suite shower room
Walk in shower cubicle, pedestal wash hand basin WC, chrome heated towel rail, part tiled elevations, Upvc double glazed window.

Bedroom Two
8'1" x 9'3" (2.46m x 2.82m)
UPVC Window, gas central heating radiator.

Bedroom Three
5'10" x 8' (1.78m x 2.44m)
UPVC Window, gas central heating radiator, coving to the ceiling.

Bathroom
Panelled bath with shower over and screen, pedestal wash hand basin, WC, down lighter to the ceiling, Upvc double glazed window.

External
To the front of the property is a detached garage with power and lighting and up and over door, Tarmacadam driveway and garden area with gate leading to the rear of the property. There is a good sized garden to rear with mature shrubs and stone flagged patio area.

Council Tax band C

Tenure Freehold

Agent's Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

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