



42 Rochester Drive

Burnley, Burnley

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

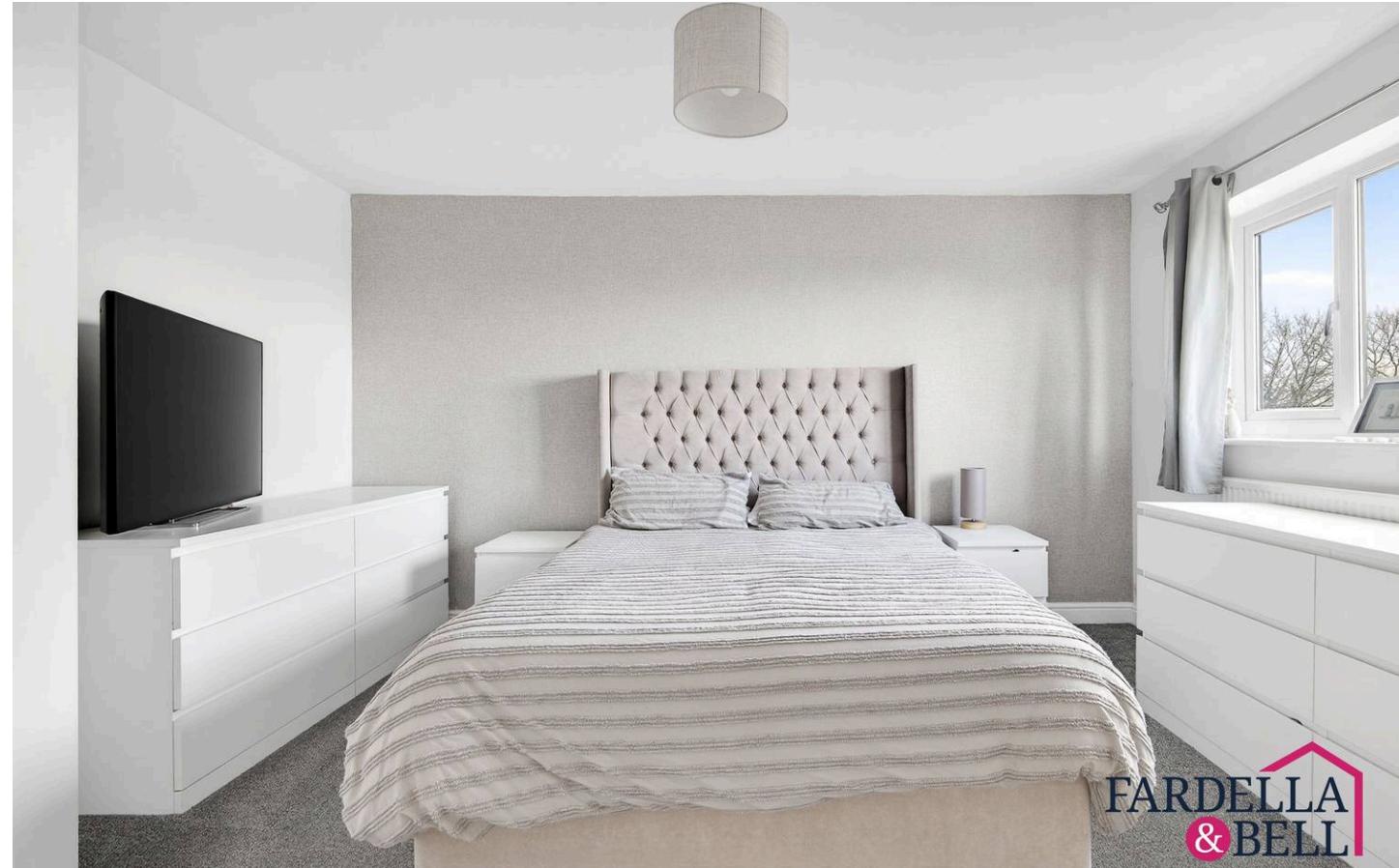
EPC Environmental Impact Rating: D

- Recently Renovated
- Four Bedrooms
- Detached
- Front & Rear Gardens
- Gas Central Heating & uPVC Double Glazing
- 2 Bathrooms
- Integral Garage
- Freehold

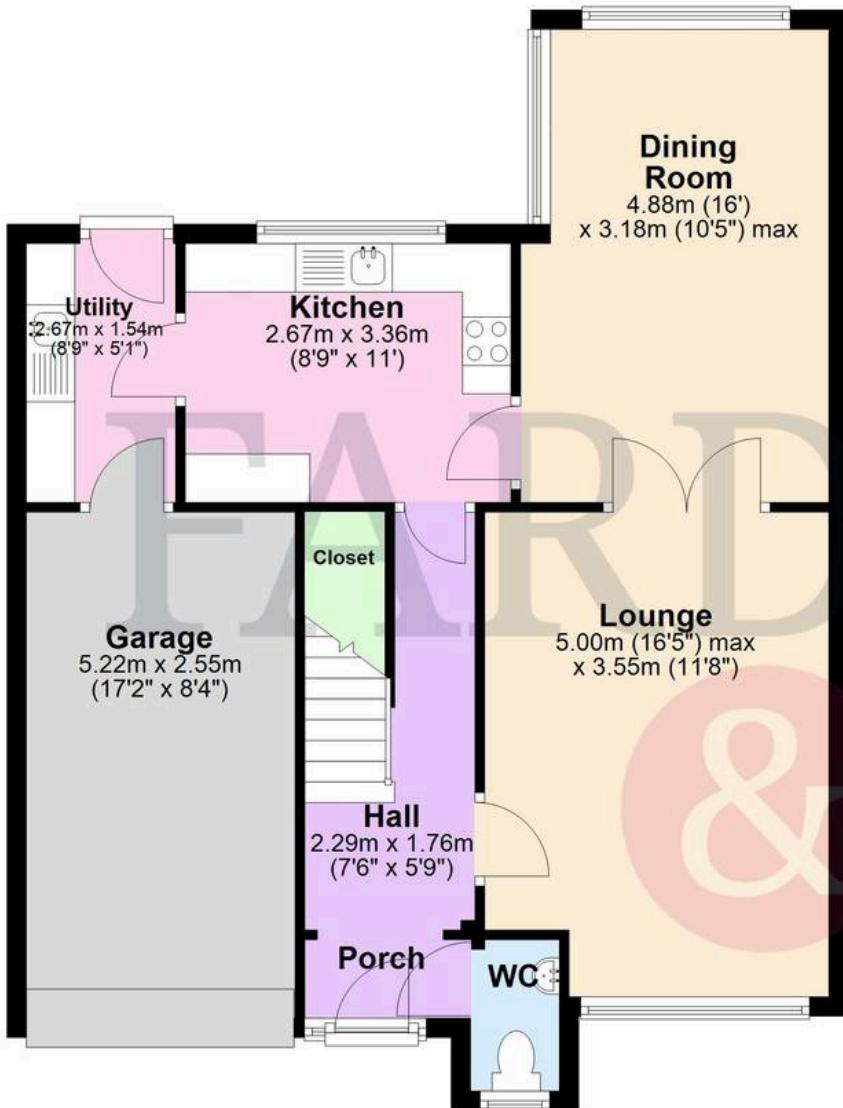


Property Description

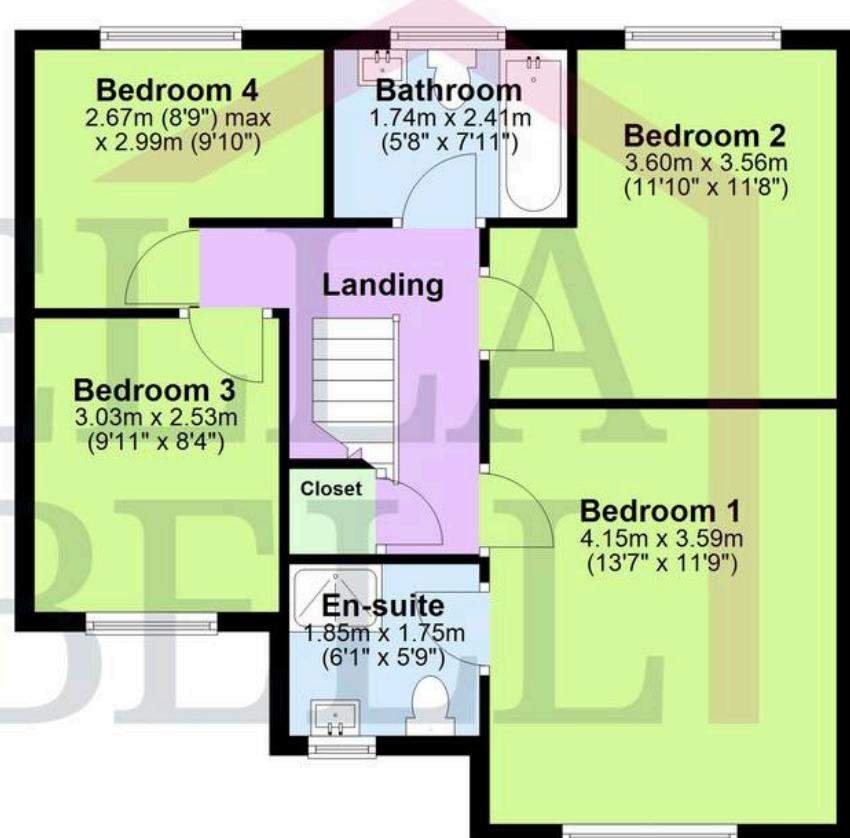
This four-bedroom detached home has been renovated to a high standard throughout and offers well-proportioned, modern accommodation ideal for family living. The property features a stylish fitted kitchen with neutral cabinetry and quality finishes, complemented by a separate utility room providing additional practicality and storage. Living spaces are bright, well laid out, and finished with a consistent, contemporary feel. All four bedrooms are generously sized, with the property benefiting from two well-appointed bathrooms, finished to a modern standard. Further features include an integral garage, full uPVC double glazing, and gas central heating. The home is presented in excellent condition throughout, offering comfortable, low-maintenance living with nothing further required.



Ground Floor



First Floor



Total area: approx. 129.0 sq. metres (1389.0 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

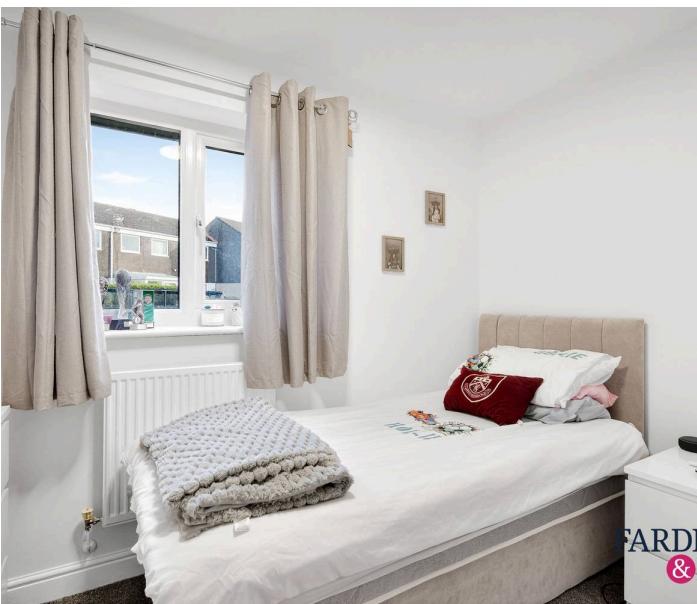


GARDEN

Externally, the property offers excellent kerb appeal, set back from the road with a private driveway providing off-road parking and access to an integral garage. To the rear, the home enjoys a generous, enclosed garden, thoughtfully arranged over different levels to create distinct seating and lawned areas. A paved patio provides an ideal space for outdoor dining and entertaining, while the lawn offers plenty of room for children to play or for further landscaping if desired. The garden is well enclosed with fencing, offering a good degree of privacy, and benefits from a practical layout that suits family life, entertaining, and everyday use.

DRIVEWAY

2 Parking Spaces





FARDELLA
ESTATE AGENTS

Fardella & Bell Estate Agents

143 Burnley Road, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

