



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Calders, Red Lees Road, Burnley, BB10 4RD

£373,495

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

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£373,495



- Show Home now open
- Feature bay window
- Separate study
- Open-plan layout
- Take a Video Tour
- French doors
- En-suite shower room
- Spacious lounge
- Separate utility
- Four large bedrooms

Lounge

9'9 x 15'6 (2.97m x 4.72m)

Kitchen

9'5 x 8'2 (2.87m x 2.49m)

Laundry

6'1 x 4'9 (1.85m x 1.45m)

Dining

7'4 x 8'2 (2.24m x 2.49m)

Family

10'4 x 7'11 (3.15m x 2.41m)

WC

6'2 x 4'2 (1.88m x 1.27m)

Bedroom One

13'4 x 9'10 (4.06m x 3.00m)

Dressing

8'8 x 4'6 (2.64m x 1.37m)

En Suite

8'8 x 4'0 (2.64m x 1.22m)

Bedroom Two

9'9 x 12'6 (2.97m x 3.81m)

Bedroom Three

9' x 13'5 (2.74m x 4.09m)

Bedroom Four

9'4 x 8'10 (2.84m x 2.69m)

Bathroom

8' x 9'10 (2.44m x 3.00m)

