



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	

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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)

