



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Red Lees Road, Burnley, BB10 4HZ

Offers Over £290,000

IMPRESSIVE DETACHED DORMER BUNGALOW

Nestled in the charming Red Lees Road of Burnley, this stunning detached dormer bungalow offers a perfect blend of modern comfort and countryside tranquility. Boasting two reception rooms, an impressive conservatory, three bedrooms, and two bathrooms across a generous 1,625 sq ft, this property is a spacious haven for families or those seeking a peaceful retreat.

The property, exudes a bright and airy ambiance throughout, with ample natural light flooding the interiors. One of the standout features of this home is the outstanding conservatory space, perfect for relaxing in all year round while enjoying views of the well-kept rear garden.

Situated in a semi-rural location, this bungalow offers a serene lifestyle with the convenience of nearby amenities. Whether you're looking to raise a growing family in a peaceful environment or simply yearning for a countryside escape, this property ticks all the boxes.

Viewing essential! Don't miss out on the opportunity to make this fantastic property your own and experience the best of both worlds - modern living in a tranquil setting.

If you would like any further information or have any questions at all please feel free to contact our Burnley branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		45	
(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.

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- Stunning Detached Dormer Bungalow
- Presented to Impeccable Standard
- Off Road Parking and Garage
- EPC Rating E
- Three Bedrooms
- Spacious Interiors Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Wraparound Garden
- Council Tax Band D

Ground Floor

Entrance Hall

13'0 x 9'0 (3.96m x 2.74m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, wood flooring, doors leading to two reception rooms, kitchen, bedroom three, shower room and stairs to first floor.

Reception Room One

24'1 x 11'11 (7.34m x 3.63m)

Two UPVC double glazed windows, two central heating radiators, coving to ceiling, television point and door to kitchen.

Kitchen

12'6 x 11'3 (3.81m x 3.43m)

UPVC double glazed window, range of wall and base units with laminate worktops, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, five ring induction hob and extractor hood, glass splashback, space for fridge freezer, plumbing for dishwasher and washing machine, tiled effect laminate flooring and UPVC double glazed door to rear porch.

Rear Porch

5'0 x 4'0 (1.52m x 1.22m)

UPVC double glazed window, tiled flooring and UPVC double glazed door to rear.

Shower Room

6'0 x 5'6 (1.83m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, fully tiled elevations, extractor fan and wood effect laminate flooring.

Bedroom Three/Study

9'11 x 9'0 (3.02m x 2.74m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Reception Room Two

14'0 x 9'10 (4.27m x 3.00m)

Central heating radiator and open access to conservatory.

Conservatory

13'0 x 12'0 (3.96m x 3.66m)

UPVC double glazed windows, UPVC double glazed skylight window, spotlights, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

8'0 x 5'0 (2.44m x 1.52m)

Smoke detector, doors leading to two bedrooms, bathroom and storage cupboard.

Bedroom One

12'10 x 11'2 (3.91m x 3.40m)

UPVC double glazed window, central heating radiator, fitted wardrobes and access to eaves storage.

Bedroom Two

12'1 x 11'2 (3.68m x 3.40m)

UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

6'10 x 5'1 (2.08m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with traditional taps, fully tiled elevations and tiled flooring.

Exterior

Rear

Enclosed wraparound garden with laid to lawn, paved patio, stone chippings and raised bedding areas.

Front

Laid to lawn garden, raised bedding areas and off road parking leading to garage.

