



67 Red Lees Road

Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached four-bedroom extended family home
- Solar panels with battery storage
- Gated access with impressive kerb appeal
- Front and rear gardens, beautifully maintained
- Garage with electric car charging point and electric door
- Side extension with building regulation compliance
- Downstairs WC
- Utility room plus spacious dining kitchen
- Freehold Tenure and Council Tax Band D



Ground Floor

The ground floor is presented to an exceptional standard, beginning with a bright entrance hallway, finished with Karndean flooring and a striking staircase with oak balustrade. There is a stylish downstairs WC, while the main living room offers a superb statement space, centred around a recently renovated media wall with feature lighting, inset display niches and a contemporary electric fire. A cleverly concealed secret door leads through to the side extension and benefits from an electric skylight, creating a versatile additional area. The open-plan kitchen and dining space is beautifully appointed, with sleek fitted units, composite work surfaces, integrated appliances including a dishwasher and fridge freezer, and induction cooking. A separate utility room with excellent storage and practicality, with access through to the garage space. To the rear, the impressive conservatory is flooded with natural light and features aluminium bi-fold doors along with underfloor heating.

First Floor

The first floor continues the impressive standard of presentation, approached via a beautiful solid oak staircase with a striking full-height picture window, flooding the landing with natural light and creating a real sense of space on arrival. The main bedroom is a superb double room, tastefully finished with fitted wardrobe storage and benefiting from its own stylish three-piece en-suite shower room, complete with contemporary tiling, black feature fittings and a modern vanity unit. There are three further double bedrooms, each well proportioned and beautifully presented, offering excellent flexibility for family living, guest accommodation or home working. The main family bathroom is finished to an equally high standard, featuring sleek tiling, a modern vanity unit, bath with glazed screen and shower over, creating a refined and practical space.









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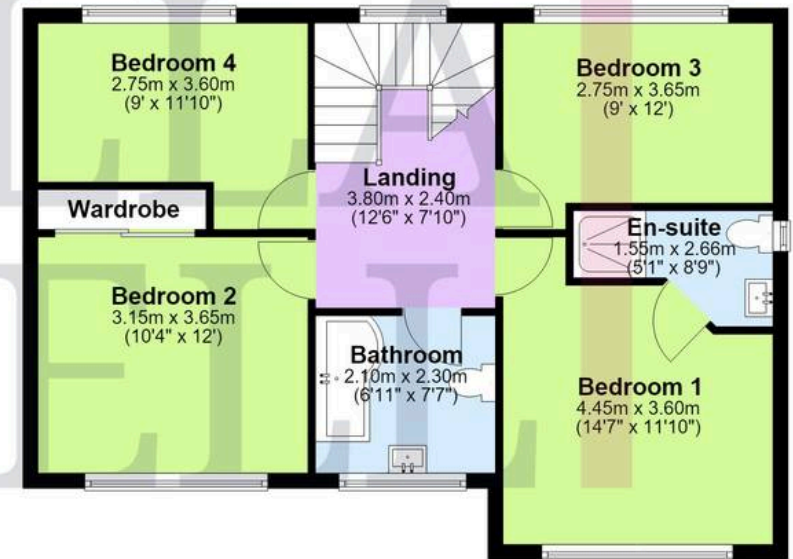


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Ground Floor



First Floor



Total area: approx. 188.5 sq. metres (2029.1 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)
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GARDEN

Externally, this property makes an outstanding first impression, set behind a gated frontage with a generous block-paved driveway providing excellent off-road parking and direct access to the garage. The frontage is beautifully maintained, with a manicured lawn, mature planting, raised stone borders and a smart paved approach, giving the home a notably superior kerb appeal. To the rear, the garden continues the same impressive standard, offering a private and beautifully landscaped outdoor space designed for both relaxation and entertaining. A recently laid large Indian stone-style patio creates the perfect setting for outdoor dining, with a well-kept lawn, shaped pathway, established borders and secure fenced boundaries. The conservatory opens directly onto the garden, allowing the indoor and outdoor spaces to flow effortlessly. Positioned at the rear is a substantial garden shed, finished with a rubber roof and benefitting from electric and power, making it ideal for storage, hobbies or practical outdoor use. The overall external space is exceptionally well presented, low maintenance in design, and a genuine standout feature of the home.

GARAGE

Single Garage

The property also benefits from a well-presented garage, providing excellent additional storage or secure parking. Internally, the garage is complete with electric lighting and an electrically operated door, adding both practicality and convenience. To the exterior, there is also an electric car charging point, further enhancing the home's appeal for modern family living.

EV CHARGING

1 Parking Space

GARAGE

Single Garage

DRIVEWAY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Aerial boundary for illustrative purposes only

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2025



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