



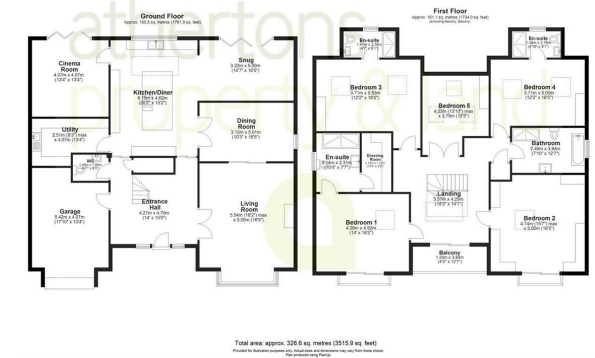
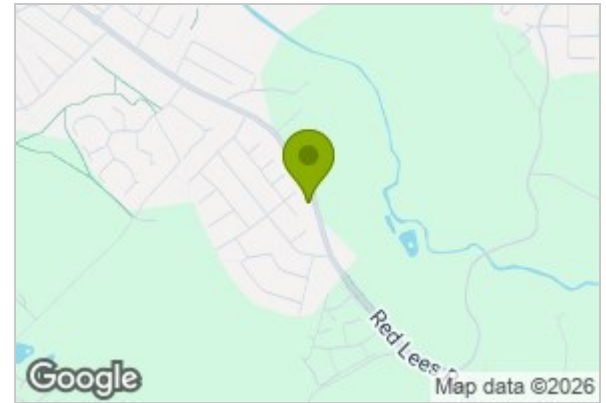
69 Red Lees Road, Burnley, BB10 4HZ  
Offers Over £695,000



# 69 Red Lees Road, Burnley, BB10 4HZ

An architecturally designed, five-bedroom detached residence of outstanding quality, set within the sought-after village of Cliviger and enjoying uninterrupted panoramic views across open Lancashire countryside. Completed in 2018 to exacting standards, this remarkable home offers an inspired blend of contemporary design, sophisticated interiors, and functional family living, all set behind a secure electric-gated entrance on prestigious Red Lees Road.

Constructed with a striking façade of stone and glass, this modern masterpiece boasts over 3,500 sq ft of luxurious accommodation arranged over two floors. The home's elevated position and extensive use of glazing maximise the stunning front-facing vistas, while acoustic glazing ensures quiet indoor serenity. Vaulted ceilings, mood lighting, and beautifully landscaped gardens all contribute to an exceptional living environment, thoughtfully crafted for both style and comfort.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
				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.