



43 Red Lees Avenue

Burnley, Burnley

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Popular Cliviger location
- Generous corner plot position
- Detached garage and shed storage
- Gas Central Heating
- Three well-proportioned bedrooms
- Leasehold Tenure - 902 years remaining



Property Description Ground Floor

The ground floor accommodation opens via a bright entrance hallway with staircase access and internal doors leading to the principal living spaces. The main living room is a spacious reception featuring a character stone fireplace and allows access in to the study located at the rear. A dining room with a gas wall mounted fire flows seamlessly to the kitchen. The kitchen is fitted with a range of modern base and wall units, work surfaces, plumbing for a dishwasher and integral double ovens, microwave and breakfast bar with seating area. Off the kitchen is a separate utility room providing additional storage, appliance space and access to the rear garden. A ground floor living space which is suitable for potential granny annex style living and a bathroom completes the accommodation, fitted with shower facilities including WC and a sink.

Property Description First Floor

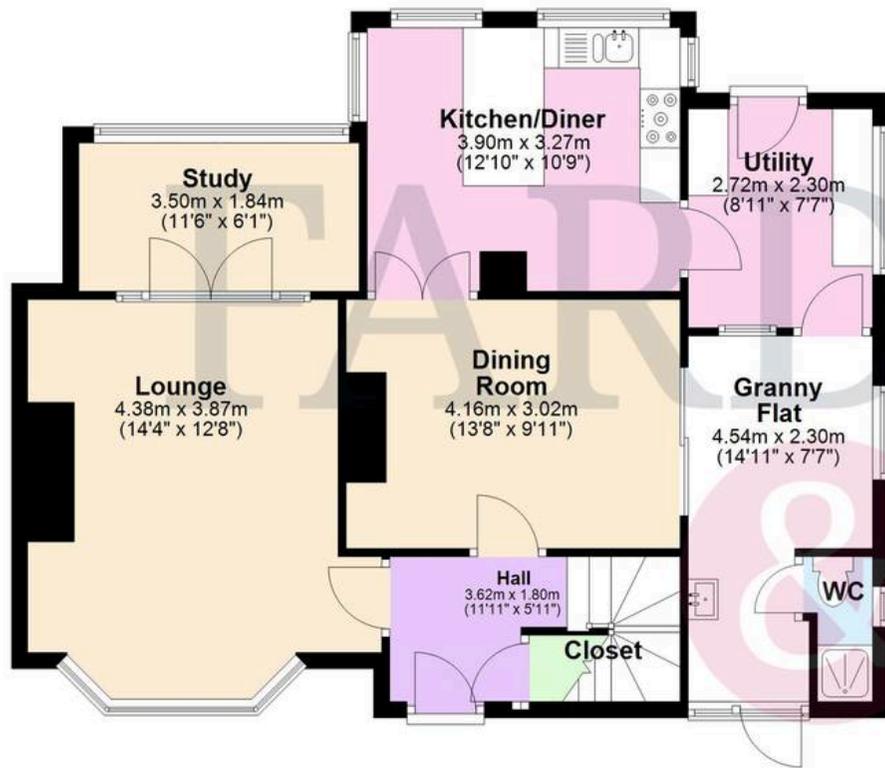
The first floor accommodation is accessed via a central landing with natural light from a side window and access to all rooms. The main bedroom is a generous double featuring fitted wardrobes and a large window providing elevated outlooks and plenty of natural light. A second bedroom offers a comfortable sleeping space with room for freestanding furniture, while the third bedroom provides a versatile single room ideal for a child's bedroom, study or dressing room. The bathroom is fitted with a corner bath incorporating a shower over, alongside a wash basin and tiling. Adjacent to the bathroom is a separate WC area, providing additional practicality for busy households.



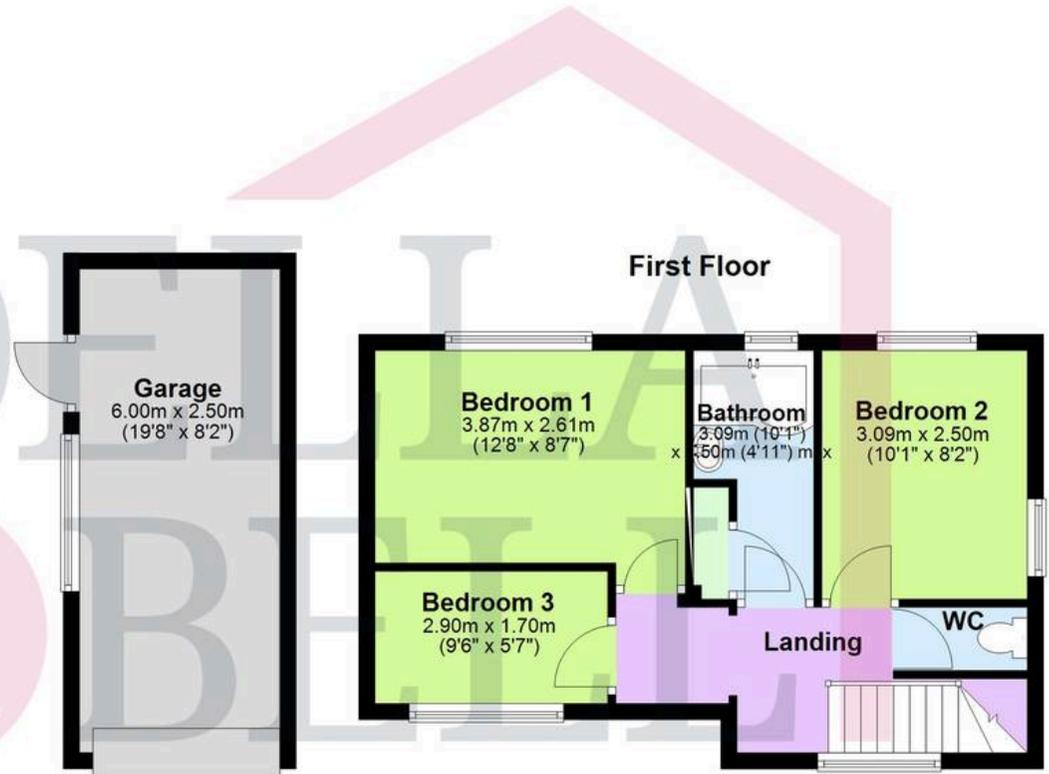




Ground Floor



First Floor



Total area: approx. 122.9 sq. metres (1323.1 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)

Plan produced using PlanUp.

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GARDEN

Externally, the property enjoys a generous and well-maintained rear garden designed to make the most of outdoor living. A raised timber deck provides an ideal entertaining space with room for outdoor dining and seating, overlooking the garden and offering a pleasant outlook across the surrounding area. The remainder of the garden is arranged with paved patio areas, lawn sections and established planting, creating a private and inviting setting for relaxing or hosting guests. To the side of the property also sits a detached garage along with a substantial timber shed, both providing excellent storage options for tools, gardening equipment or hobby space. The layout of the garden offers a practical blend of usable outdoor space and storage while still leaving plenty of room to enjoy the sunshine throughout the day.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





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