



*Stonechat Close*

Bacup

**Miller Metcalfe**  
*Every step of the way*



# Stonechat Close

Bacup

Detached



4



2

EPC Rating - C

Looking for a perfect family home with all the trimmings?

Located in a well-regarded, quiet and popular spot in Bacup in a quiet cul-de-sac of modern properties sits this sensation detached property!

Lovingly maintained by the current owners, the property flows with neutral, modern and sophisticated décor and is ready to move in and enjoy from day one! Surely a perfect place to call home for a growing family for years to come. Take advantage of a spacious lounge, a wonderful kitchen/dining area perfect for modern family living plus four generous bedrooms with the master benefitting from an en-suite. Externally there's off road parking and a garage to the front and to the rear there's law maintenance artificial lawn, hot tub and even a homemade bar!

The property is located in a popular and highly sought after location in Bacup. For those that need to commute, there's great links to Bury, Burnley, Manchester and beyond via the local motorway network.

The accommodation briefly comprises; entrance hallway with a door leading to a bright and airy lounge with lots of light. Adjacent is a wonderful kitchen/dining area with a combination of base and eye level fitted units and integrated appliances. The kitchen also provides access to a cloakroom. To the rear of the property is a conservatory which has doors leading to the garden. Take the stairs to first floor and you'll find four generous bedrooms with the master benefitting from en-suite in addition to the family bathroom.





#### TENURE

Leasehold

Lease Term: 999 years from 1 January 2006

Lease Term Remaining: 981 years

Lease End Date: 01 Jan 3005

#### LOCAL AUTHORITY/COUNCIL TAX

Rossendale

Band: C

Annual Price: £1,886 approx

#### SATELLITE / FIBRE TV AVAILABILITY

BT

Sky

#### BROADBAND

Basic: 29 Mbps

Superfast: 62 Mbps

Ultrafast: 1000 Mbps

#### MOBILE COVERAGE

EE - medium

Vodafone - high

Three - high

O2 - high

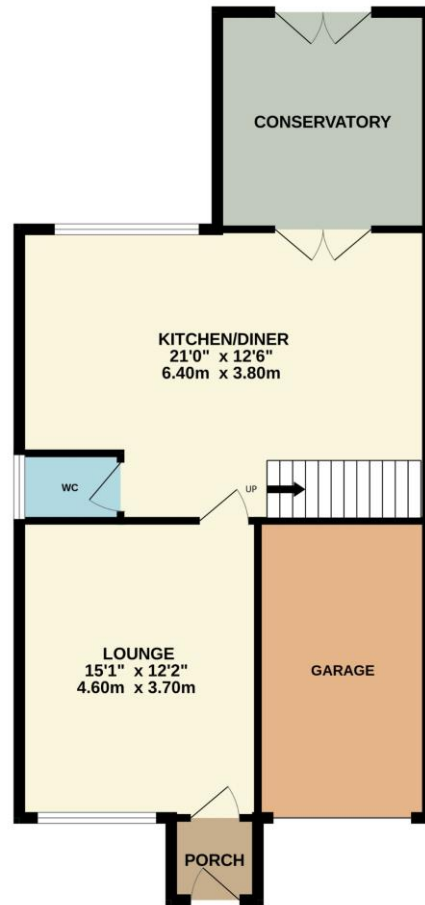




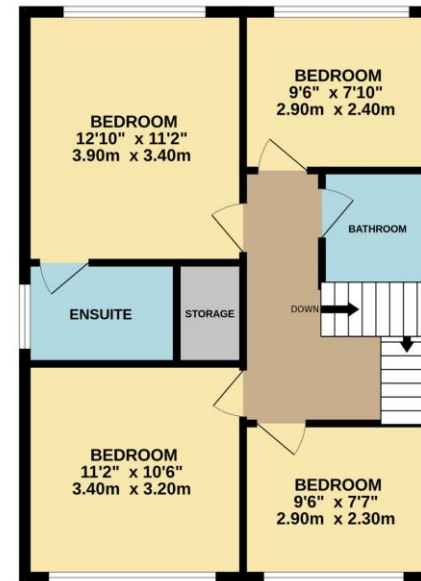




GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.