



*Stainforth Close*

Bury

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



# Stainforth Close

Bury

Detached



4



3

EPC Rating - D

Occupying a commanding and enviable plot, perfectly positioned at the foot of a quiet cul-de-sac in Lowercroft sits this sensational detached home that we are so excited to welcome to the market!

If you've been long searching for a gorgeous family home with all the trimmings that surely ticks every box then please keep reading!

Step inside to discover a perfect family abode that flows with modern, neutral and sophisticated decor and will feel like home the moment you arrive. We think the property would be perfect for a family to settle into and enjoy for years to come. Take advantage of two formal spacious reception rooms perfect for separate living and dining spaces, a huge family kitchen area which is full of light plus four double bedrooms and three bathrooms! Furthermore the property sits on a fantastic plot which benefits from plenty of parking, a garage plus gardens to the front, side and rear. Just un-pack your belongings and move straight in!

Stainforth Close is a hugely popular and well regarded cul-de-sac in Lowercroft which is popular with families. There's an abundance of amenities quite literally on the doorstep such as schools, leisure facilities and bus routes. For those that enjoy outdoor pursuits, there's plenty of popular walking trails in the local area that will keep you busy. The village of Tottington is walkable where you'll find plenty of pubs, shops, mini-supermarkets and popular restaurants. For those that need to commute, there's fantastic links to Bury, Bolton, Manchester and beyond.

In brief, the accommodation comprises of; entrance porch with a door leading to a cloakroom and a bright, warm and welcoming hallway. Take the door to the left which leads to a large reception which spans the full length of the house and would make a perfect formal dining space. Another door leads to a bright and airy kitchen with a combination of base and eye level units and integrated appliances. There's access to a utility room and double doors leading to another reception room which makes a private and cozy lounge. Take the stairs to the first floor and a spacious landing provides access to a four double bedrooms, two of which have their own en-suites in addition to the family bathroom.





TENURE  
Leasehold  
999 years from 1967

LOCAL AUTHORITY  
Bury Council  
Band: F  
Annual Price: £3,306

MOBILE COVERAGE  
EE  
Vodafone  
Three  
O2

BROADBAND  
Basic 3 Mbps  
Superfast 57 Mbps  
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky  
Virgin

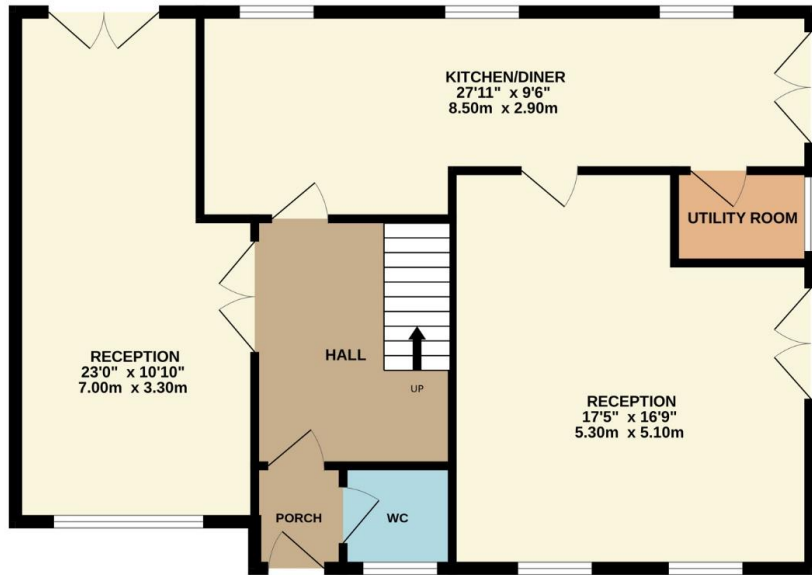


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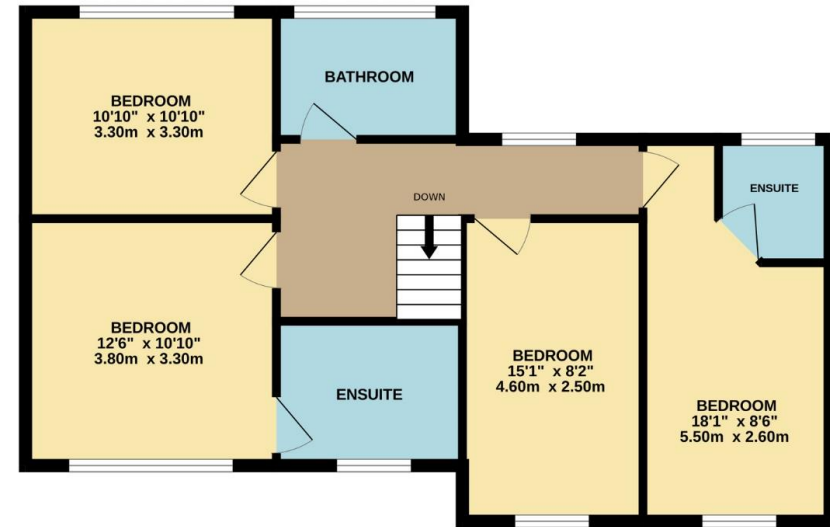




GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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