

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Stonechat Close, Bacup, OL13 9BJ

### £295,000

SPACIOUS AND MODERN FAMILY HOME NOT TO BE MISSED

Welcome to this stunning detached house located on Stonechat Close in Bacup! This modern property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there's plenty of space for everyone to enjoy.

The house features a beautifully designed bathroom and modern decor throughout, giving it a stylish and contemporary feel. The spacious layout provides a comfortable living environment for you and your loved ones.

Conveniently situated on a private plot within an estate, this home offers easy access to local amenities, making daily errands a breeze. Whether you're looking to grab a quick bite to eat or do some shopping, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and experience the charm and comfort that Stonechat Close has to offer!



# Stonechat Close, Bacup, OL13 9BJ

£295,000



- Tenure Leasehold
- Off Road Parking With Drive
- Contemporary Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Spacious Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Four Bedrooms
- Envious Rear Garden With Summer House

## Ground Floor

### Entrance

UPVC door to vestibule.

### Vestibule

3'1 x 3' (0.94m x 0.91m)

Central heating radiator and door to reception room.

### Reception Room

13'6 x 12'2 (4.11m x 3.71m)

UPVC double glazed box window, central heating radiator, log burner with wood mantle and stone surround, integrated seating area, television point, laminate flooring and door to kitchen/dining area.

### Kitchen/Dining Area

16'2 x 12'11 (4.93m x 3.94m)

Two Central heating radiators, stairs to first floor, range of high gloss wall and base units, quartz work tops, integrated double oven and microwave in a high rise unit, four ring gas hob with tiled splash back and extractor hood, composite one and a half sink and drainer with spring neck mixer tap in the central aisle, integrated fridge freezer, plumbed for a washing machine, door to the WC, UPVC double glazed French doors leading to the conservatory, UPVC double glazed frosted door to rear garden, storage, television point, under unit lighting and laminate flooring.

### WC

5'6 x 3'3 (1.68m x 0.99m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation and laminate flooring.

### Conservatory

12' x 9'4 (3.66m x 2.84m)

UPVC double glazed windows, central heating radiator, two feature wall lights, bi-fold doors to rear garden and laminate flooring.

## First Floor

### Landing

11'4 x 9'6 (3.45m x 2.90m)

UPVC double glazed frosted window, doors to four bedrooms and bathroom.

### Bedroom One

13' x 11'3 (3.96m x 3.43m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

8'2 x 4'8 (2.49m x 1.42m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, part tiled elevation and pebble stoned floor.

### Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

9'5 x 8'7 (2.87m x 2.62m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Four

9'7 x 7'5 (2.92m x 2.26m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'5 x 6'2 (1.96m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, part tiled elevation and pebble stoned floor.

### External

#### Rear

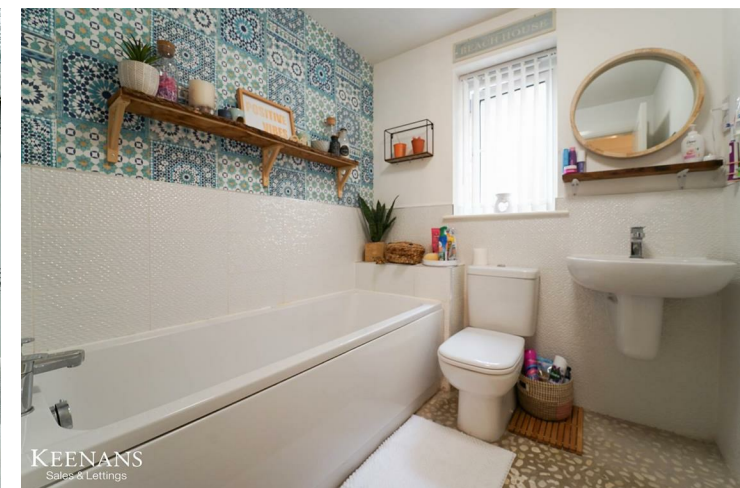
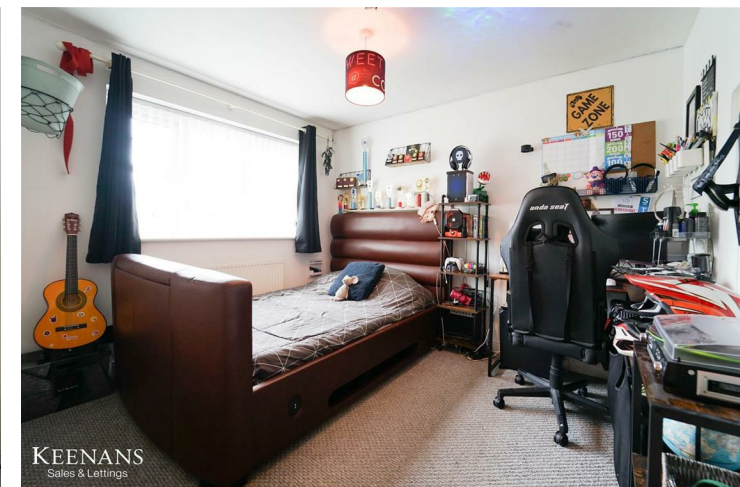
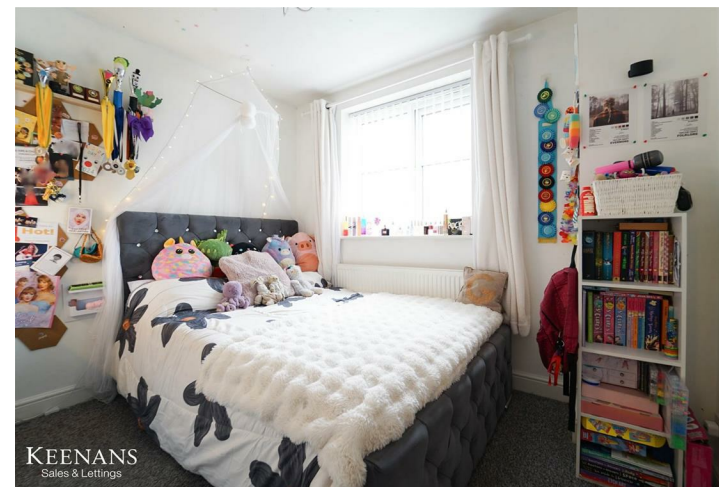
Paved patio, artificial lawn, Summerhouse, pergola covered hot tub area and mature shrubs.

#### Front

Tarmac drive, laid to lawn and mature shrubs.

### Garage

13'6 x 9'2 (4.11m x 2.79m)



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