

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Stonechat Close, Bacup, OL13 9BJ

### Offers Over £315,000

#### FANTASTIC DETACHED FAMILY HOME

Nestled in the charming area of Stonechat Close, Bacup, this stunning detached family home is a true gem, ready for you to move straight in. With four well-appointed bedrooms, this property offers ample space for a growing family. The current owners have cleverly transformed the second reception room into a fifth bedroom, showcasing the versatility of the layout.

The heart of the home is undoubtedly the open-plan kitchen/family room, which provides a fantastic space for family gatherings and entertaining guests. The stylish decoration throughout the property adds a modern touch, making it both inviting and comfortable.

Step outside to discover a spacious, low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. This outdoor area is ideal for children to play or for hosting summer barbecues with friends and family.

Additionally, the property boasts off-road parking, ensuring convenience for you and your guests.

This delightful home in Bacup combines style, space, and practicality, making it an excellent choice for those seeking a family-friendly environment. Don't miss the opportunity to make this beautiful property your own.



# Stonechat Close, Bacup, OL13 9BJ

## Offers Over £315,000

 4  2  2  C

- Stunning Detached Property
- Open Plan Kitchen/Family Room
- Off Road Parking and EV Charging Point
- EPC Rating C
- Four/Five Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

3'8 x 3'7 (1.12m x 1.09m)  
Composite double glazed frosted front door, smoke detector, doors leading to reception room one and bedroom five/reception room two.

#### Bedroom Five/Reception Room Two

15'11 x 7'9 (4.85m x 2.36m)  
UPVC double glazed window and central heating radiator.

#### Reception Room One

15'2 x 12'9 (4.62m x 3.89m)  
UPVC double glazed box bay window, central heating radiator, media wall with television point and wall mounted electric fire, integrated shelving with downlights and door to kitchen/family room.

#### Kitchen/Family Room

21'0 x 16'3 (6.40m x 4.95m )  
Central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, breakfast bar, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, integrated fridge freezer, plumbing for dishwasher, space for wine fridge, plumbing for washing machine, spotlights, extractor fan, wood effect flooring, door t WC, stairs to first floor, composite double glazed frosted door and UPVC double glazed French doors to rear.

#### WC

5'7 x 3'4 (1.70m x 1.02m )  
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled effect flooring.

### First Floor

#### Landing

11'1 x 9'8 (3.38m x 2.95m)  
UPVC double glazed frosted window, loft access, smoke detector, doors leading to four bedrooms, family bathroom and storage.

#### Bedroom One

12'11 x 11'1 (3.94m x 3.38m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

8'3 x 5'0 (2.51m x 1.52m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, spotlights, extractor fan and lino flooring.

#### Bedroom Two

11'0 x 10'8 (3.35m x 3.25m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

9'7 x 8'9 (2.92m x 2.67m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Four

9'8 x 8'6 (2.95m x 2.59m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'3 x 6'3 (1.91m x 1.91m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with mixer tap, wall mounted wash basin with mixer tap, spotlights, extractor fan, partially tiled elevations and wood effect lino flooring.

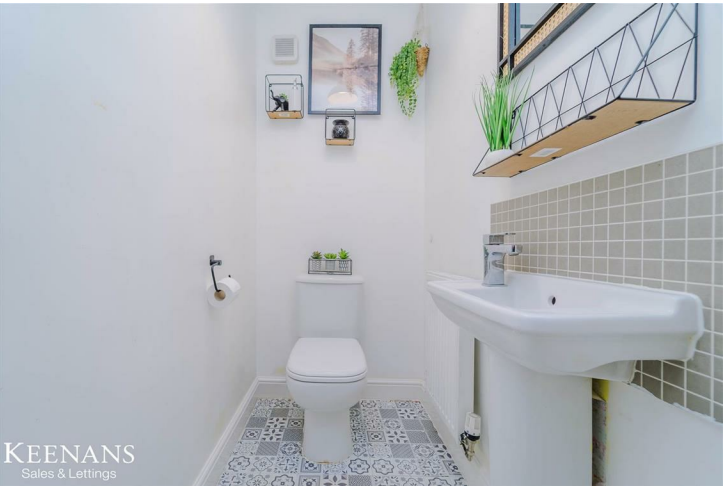
#### External

#### Rear

Enclosed garden with artificial lawn, paving and decking.

#### Front

Laid to lawn garden, tarmac driveway.



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