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6 MOUNT PLEASANT  
Bury, BL9 6SP  
£280,000



# 6 MOUNT PLEASANT

## Property at a glance

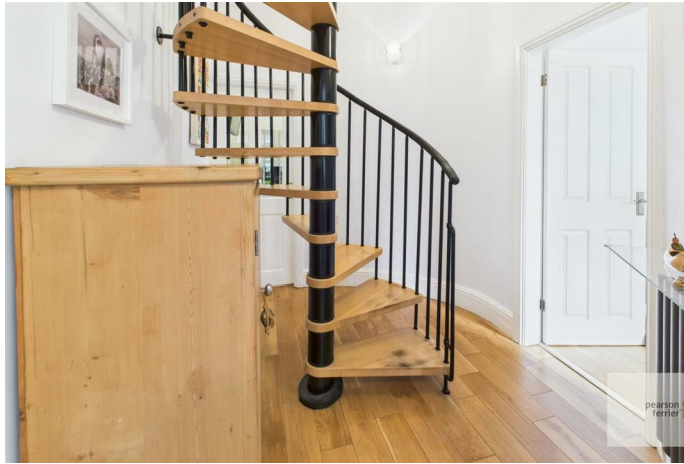
- SUBSTANTIAL STONE BUILT FREEHOLD END TERRACED HOME
- LOCATED IN THE CONSERVATION VILLAGE OF NANGREAVES
- COUNTRYSIDE VIEWS BUT GOOD ACCESS TO BURY
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- LOUNGE WITH GAS FIRED STOVE
- FEATURE SPIRAL STAIRCASE
- SEPARATE UTILITY ROOM & GROUND FLOOR W.C.
- STONE PAVED PATIO TO REAR

A very well presented and thoughtfully modernised FREEHOLD end terraced property, located in the village of Mount Pleasant Nangreaves approximately 2.5 miles from Bury town centre. The village consists of around 84 properties in total and is in a designated conservation area in order to protect the authenticity for future generations. Approached via Walmersley Old Road, there is a cobbled lane that leads up to the village, we believe part of a former pack horse route across the Pennines. Surrounded by open countryside this is a perfect home to live in a semi rural location and yet have good access to both Bury centre and the motorway which is less than 2 miles away. The property has roots going back into the 19th century but there are records of it being partially rebuilt in 1910 and we believe at this point the row of 6 properties was converted to residential use. With combination gas fired central heating and sealed unit double glazing the accommodation briefly comprises: Entrance hall, steps up to the inner hallway with spiral staircase leading to the first floor, lounge with gas fired stove, fitted kitchen with solid wood worktops, utility room, ground floor w.c., first floor landing, three bedrooms and a three piece shower room. To the outside there is a stone flagged patio yard with storage shed.

Tenure - Freehold  
EPC Rating - D  
Council Tax Banding- C









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
89.4 m<sup>2</sup>

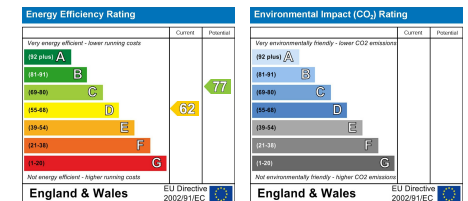
**Reduced headroom**  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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