

pearson ferrier®

17 MOUNT PLEASANT
Bury, BL9 6SP
£195,000

17 MOUNT PLEASANT

Property at a glance

- GRADE II LISTED STONE BUILT TERRACED COTTAGE
- BEAUTIFUL VILLAGE LOCATION
- GARDENS AND OPEN VIEWS TO THE REAR
- VIEWS TO THE FRONT ACROSS VILLAGE GREEEN
- TWO BEDROOMS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- LOUNGE WITH WOODBURNING STOVE
- SOME COSMETIC WORK REQUIRED
- GREAT POTENTIAL

A Grade ll listed stone built cottage style terraced property located in the village of Mount Pleasant, Nangreaves and surrounded by conservation farmland with views to the rear and views to the front across the village green. The property does need some cosmetic improvements but offers excellent potential. With gas central heating and upvc double glazing the accommodation briefly comprises: entrance into lounge with woodburning stove, dining kitchen with stable style door to the rear, first floor landing, two bedrooms and the three piece shower room. To the outside there is a garden are to the rear.

Tenure - Freehold
EPC - TBC
Council Tax Band - C

















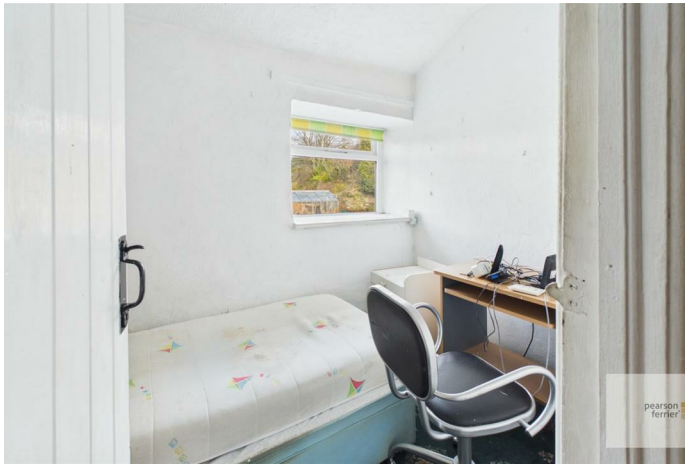



Floor 0



Floor 1

Approximate total area[1]
64.8 m²

Reduced headroom
0.9 m²

(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.

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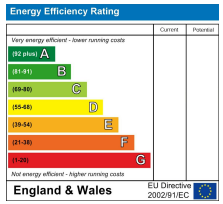

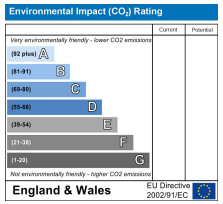

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