pearson ferrier®

75 MOUNT PLEASANT
Bury, BL9 6SP
£285,000

75 MOUNT PLEASANT

Property at a glance

- FABULOUSLY APPOINTED END STONE COTTAGE
- POSITIONED OVERLOOKING VILLAGE GREEN
- FOR SALE WITH NO ONWARD CHAIN
- THREE BEDROOMS (TWO FITTED)
- TRULY IMMACULATE KITCHEN & BATHROOM
- GAS HEATING & UPVC DOUBLE GLAZING
- GORGEOUS GARDEN AREAS
- PARKING TO REAR

An exceptional and beautifully presented stone built end cottage overlooking the village green in Mount Pleasant, Nangreaves. The property forms part of a mill conversion that was completed c1990 and the development has matured into a highly desirable residential village of 80 homes. The village is now designated and conservation area and is surrounded by farmland in all directions. Accessed via Walmersley Old Road and onto a cobbled lane that serves the village and a number of farms beyond, Nangreaves offers a buyer a sense of escapism from the hustle and bustle and yet is with 10 minutes of both Bury centre and the nearest motorway junction.
Number 75 is a credit to the current owner, being offered for sale with no onward chain and having been fitted over the years with fixtures and fittings of the highest quality. With gas central heating and upvc double glazing the accommodation briefly comprises: Entrance vestibule, lounge with living flame fire, dining kitchen with a range of built in appliances, first floor landing, three bedrooms (the main with fitted furniture and the third fitted as an office) and three piece bathroom. To the outside there are gardens to the front with stone pathways leading round to the side gardens and of course round to the rear decked patio garden with integrated lighting. There is designated parking to the rear and a shared visitors space.

Tenure - Leasehold (Lease term of 999 years, 962 years remaining)
Ground Rent to include Management Charges £50 per month
Council Tax Banding - C
EPC Rating - tbc

Floor 0

Floor 1

Approximate total area(1)

71.9 m²

(1) Excluding balconies and terraces

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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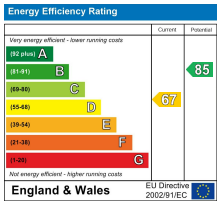

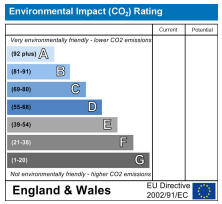

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

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