

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Mount Pleasant, Nangreaves, BL9 6SP

### £250,000

STUNNING MID TERRACED HOME IN A SOUGHT AFTER LOCATION

This beautifully maintained two double bedroom mid terraced property is being proudly welcomed to the market in a highly regarded area of Bury. Boasting immaculate presentation throughout and stylish decor, as well as a stunning contemporary fitted kitchen/dining area, this property is a fantastic home for a professional couple or small family, ready to move straight into. Situated conveniently close to schools, local amenities, bus routes and major motorway links.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room with stairs to the first floor and door into the kitchen/dining area. The kitchen/dining area has doors leading out to the rear. To the first floor is a landing to two spacious double bedrooms and a family bathroom. Externally, to the rear is an allocated parking space with an enclosed yard.

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# Mount Pleasant, Nangreaves, BL9 6SP

£250,000



- Immaculate Mid Terraced Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating TBC
- Two Double Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom
- Neutral Decoration
- Council Tax Band C

## Ground Floor

### Entrance Hall

4'10 x 3 (1.47m x 0.91m)

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, spotlights and door to reception room.

### Reception Room

15'8 x 12'5 (4.78m x 3.78m )

Hardwood double glazed window with fitted shutters, central heating radiator, gas fire with stone hearth and surround, television point, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

15'9 x 12 (4.80m x 3.66m )

Hardwood double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, spotlights, door to understairs storage and hardwood double glazed French doors to rear with fitted shutters.

## First Floor

### Landing

Doors leading to two bedrooms and bathroom.

### Bedroom One

12'5 x 12'5 (3.78m x 3.78m )

Hardwood double glazed window with fitted shutters, central heating radiator and door to over stairs storage.

### Bedroom Two

10'6 x 8'9 (3.20m x 2.67m)

Hardwood double glazed window with fitted shutters and central heating radiator.

### Bathroom

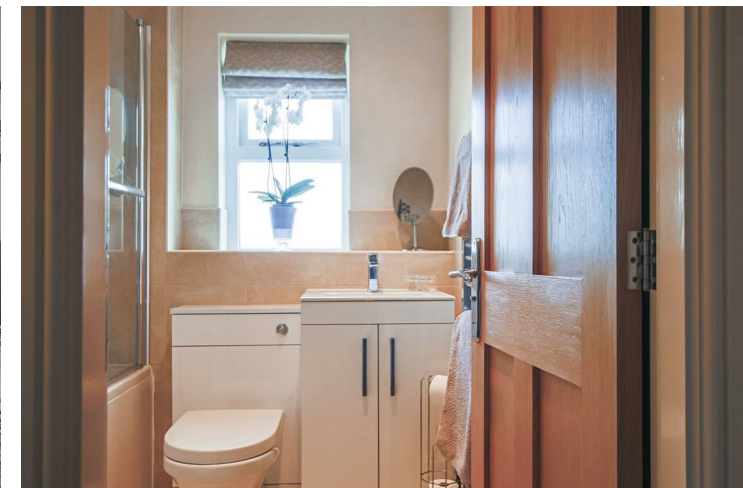
6'9 x 6'7 (2.06m x 2.01m )

Hardwood double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead electric feed shower, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations, spotlights and tiled flooring.

## Exterior

### Rear

Paved yard and off road parking.



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