pearson ferrier®

31 MOUNT PLEASANT

Bury, BL9 6SP

£285,000

31 MOUNT PLEASANT

Property at a glance

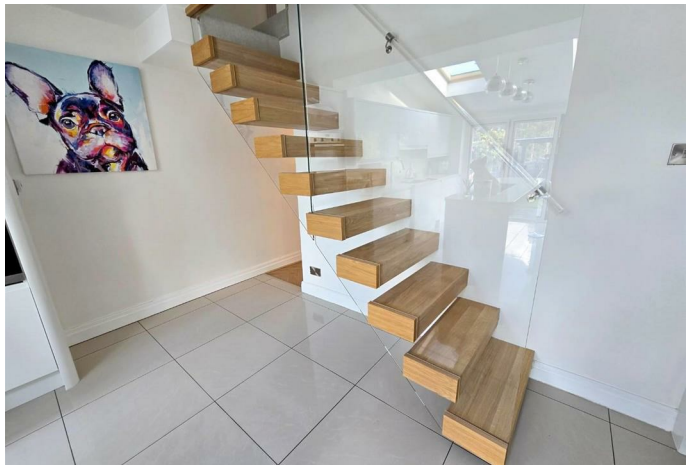
- AN EXTENDED FREEHOLD STONE COTTAGE PROPERTY
- STUNNING VIEWS STRETCHING TO HOLCOMBE HILL
- LARGE GARDEN AREA TO THE REAR WITH HOT TUB
- POPULAR VILLAGE LOCATION IN NANGREAVES

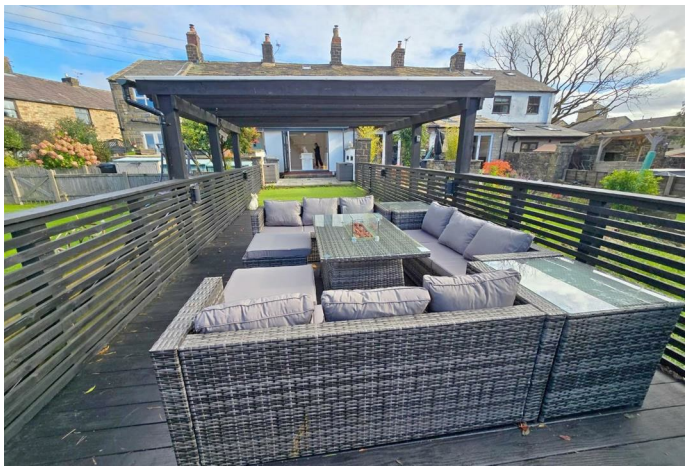
If you are looking to escape to the country with open aspect views, cobbled streets, countryside walks, a village green, in a sympathetically restored home, bringing countryside touches and perfectly marrying them with a contemporary design then this could be the one for you.

This is an immaculately presented and extended Freehold stone cottage located in the conservation village of Mount Pleasant in Nangreaves. The location is approximately two miles from Bury town centre with sprawling open countryside and countryside walks being on your doorstep yet with Junction 1 M66 being only a short drive. The property itself is a real credit to the current owners and it really must be viewed to appreciate their attention to detail and the quality of fixtures fitting installed. The improvements include stunning breakfast/kitchen with under floor heating, electric car charging point, new hot tub, floating staircase to the first floor and bifold doors leading to a spacious landscaped garden with sunken hot tub, contemporary bathroom with under floor heating and multi fuel stove to the lounge. In brief the property comprises of; lounge with beamed ceiling and stunning exposed stone fire place, breakfast/kitchen (over 16ft) with integrated appliances, under floor heating and floating staircase leading to the first floor. To the first floor are two bedrooms the master having fitted wardrobes and contemporary bathroom with exposed stone wall, there is a pull down leading to the loft space (restricted head room) and skylight to the rear.

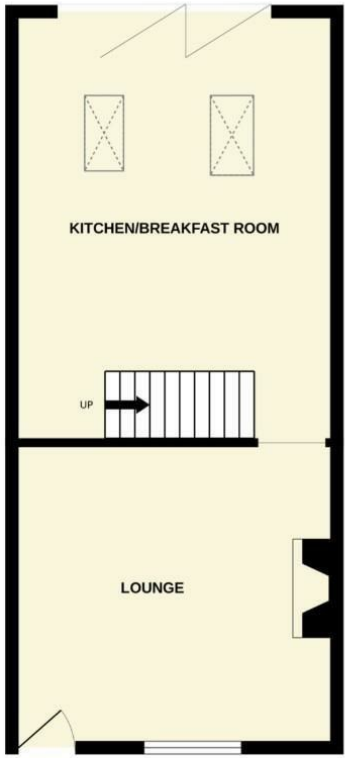
It is rare that you get a cottage with the amount of inside and outside space on offer here. To book your viewing, call Pearson Ferrier on 0161 764 4440.

Freehold
Council Tax band - B
EPC-D

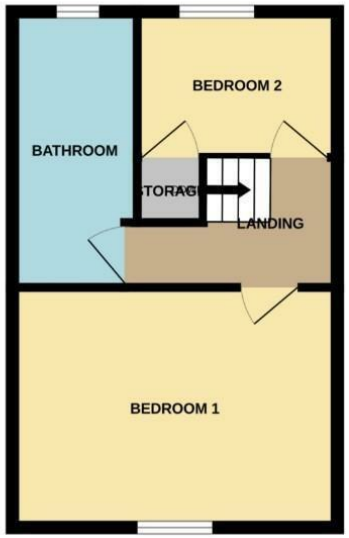




GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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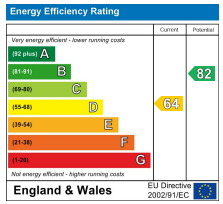

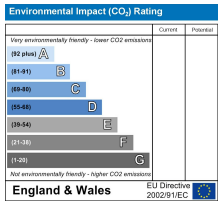

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