

Ground Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	76		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 74, Potential: 76.

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Current: 74, Potential: 76.

EU Directive 2002/91/EC



62 Mount Pleasant Nangreaves, Bury, BL9 6SP

£575 Per month



- Spacious One Bedroom Apartment
- Ground Floor With Private Entrance
- Shower Room With Utility Area

- Sought After Rural Village Location
- Generous Lounge and Bedroom
- Allocated Off Street Parking Space

Charles Louis Homes Ltd
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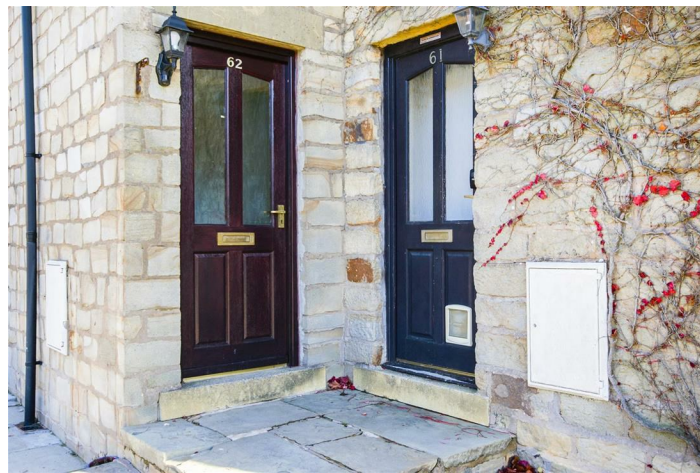
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Nangreaves, Bury, BL9 6SP

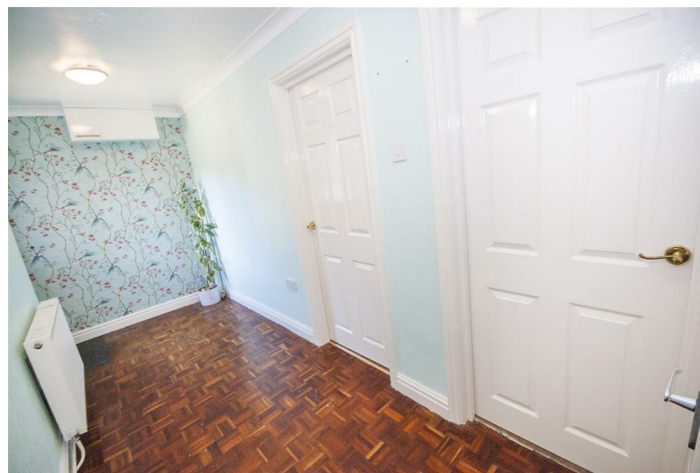
A spacious ground floor apartment situated in the village of Nangreaves, a conservation area just north of Bury town centre. The property forms part of Mount Pleasant Village, much of which is protected under Grade 2 listed status. The apartment is double glazed and warmed by gas central heating, and benefits from having an allocated parking space directly in front of the private entrance door. Comprising in brief; a generous entrance hall, with a cloaks cupboard, leading off to the rear facing lounge and kitchen fitted with an electric oven and gas hob, a spacious double bedroom and a shower room with space and plumbing for a washing machine. Ready to occupy from early December, this apartment would suit a single professional person or a couple, or mature retired persons, and must be viewed to be appreciated.



Entrance Hall

14'20 x 5'21 (4.27m x 1.52m)

UPVC entrance door opens into a spacious and light hallway with coving, wood effect flooring, radiator, power points and door opening to a cloaks cupboard.



Lounge

12'31 x 11'38 (3.66m x 3.35m)

With a rear facing UPVC double glazed window, coving, laminate wood effect flooring, radiator, TV point and power points.



Kitchen

9'81 x 7'80 max x (5'36 min) (2.74m x 2.13m max x (1.52m min))

With a rear facing UPVC double glazed window, radiator, power points, a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, built in electric oven with gas hob and extractor hood, plumbing for a dishwasher and space for a fridge freezer.



Bedroom

11'36 x 10'54 (3.35m x 3.05m)

With a front facing UPVC double glazed window, coving, two radiators and power points.



Shower Room

Fully tiled with a rear facing UPVC window, an opaque UPVC double glazed window, tiled flooring, 2 x extractor fans, utility area plumbed for a washing machine, low flush WC, hand wash basin with vanity unit and walk in shower area with mains fed shower.



Allocated Parking

The apartment benefits from having sole use of the parking space directly in front.