

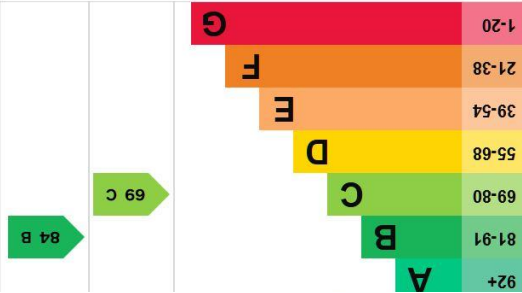
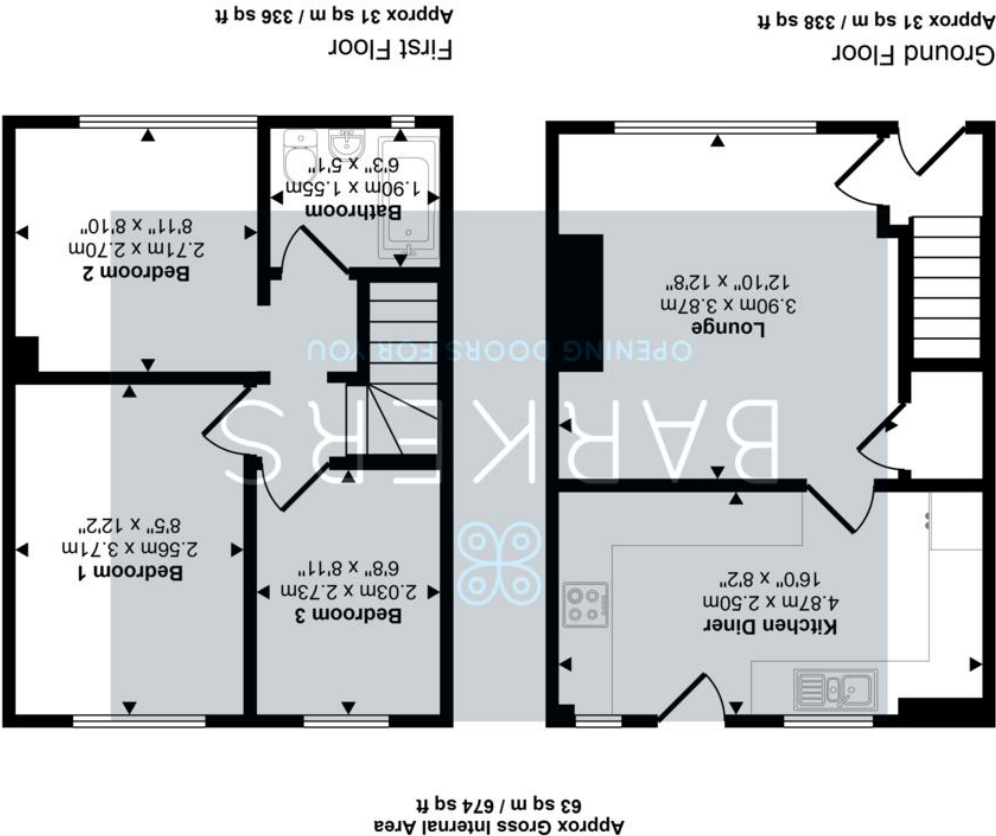
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



5 Albert Way
Birkenshaw, BD11 2EZ
Asking Price £159,950

- WELL PRESENTED MID TOWN HOUSE
- THREE BEDROOMS
- DRIVEWAY
- BATHROOM
- ENTRANCE HALL
- ENCLOSED REAR GARDEN
- LOUNGE
- POPULAR LOCATION
- MODERN KITCHEN



Full Description

Offered for sale is this well presented THREE bedroomed mid townhouse with an open aspect onto playing fields at the rear. Ideally situated within walking distance of the highly regarded BBG Academy, close to bus routes, amenities and just minutes from junctions 26 and 27 of the M62 motorway network. The property benefits from uPVC double glazing, gas central heating, private parking and an enclosed garden to the rear. The accommodation briefly comprises: Entrance hall, lounge, modern kitchen, three bedrooms and bathroom.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the lounge.

LOUNGE

12' 10" x 12' 8" (3.91m x 3.86m)

Featuring a useful under-stairs storage cupboard and a door leading into the kitchen.

KITCHEN

16' 0" x 8' 2" (4.88m x 2.49m)

Fitted with a range of modern white gloss wall and base units with complementary work surfaces and an inset 1 1/2 bowl stainless steel sink with a mixer tap. There is a range

of integrated appliances including an electric oven, four ring gas hob, fridge/freezer, washing machine and dishwasher. Built-in wine rack, inset spotlights to the ceiling and a door leads out to the rear garden.

FIRST FLOOR LANDING

Doors lead to three bedrooms and the house bathroom.

BEDROOM ONE

12' 2" x 8' 5" (3.71m x 2.57m)

Double room.

BEDROOM TWO

8' 11" x 8' 10" (2.72m x 2.69m)

Double room.

BEDROOM THREE

8' 11" x 6' 8" (2.72m x 2.03m)

Single room.

BATHROOM

6' 3" x 5' 1" (1.91m x 1.55m)

Fitted with a three piece white suite which comprises of a bath with shower over, wash basin inset into a vanity unit and W.C. Heated towel radiator and tiled walls and flooring.



EXTERIOR

Externally there is a driveway to the front which provides private parking. To the rear there is an enclosed garden with an artificial lawn and a paved patio area.

ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold

