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5 ALBEMARLE PLACE
Bury, BL8 3GN
£285,000

5 ALBEMARLE PLACE

Property at a glance

- FREEHOLD MODERN MEW PROPERTY
- TOTTINGTON VILLAGE LOCATION ON CUL-DE-SAC
- WALKING DISTANCE TO HIGH SCHOOL & SHOPS
- 'AS NEW' CONDITION
- THREE BEDROOMS (MAIN FITTED & ENSUITE)
- GREAT SIZED LOUNGE
- KITCHEN WITH PATIO DOORS ONTO GARDENS
- GROUND FLOOR W.C.
- DRIVEWAY FOR 2 CARS

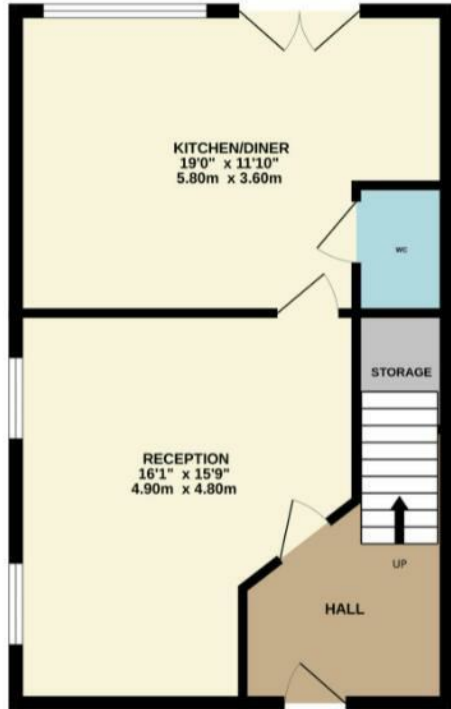
A truly beautifully presented and 'as new' modern FREEHOLD mews built property located in the heart of Tottington Village and within walking distance of all the shops, Tottington High School and more or less across the road from The Kirklees Trail. The property is a credit to the current owners and internal inspection is recommend to appreciate the attention to detail throughout. With gas central heating, Upvc double glazing and signature Amtico flooring to the ground floor, the accommodation briefly comprises: entrance hall, lounge with central fireplace, dining kitchen, ground floor cloakroom/w.c., first floor landing, three bedrooms (the main with fitted wardrobes and three piece ensuite shower room), main bathroom and good sized airing cupboard. To the outside there is a two car driveway to the front and to the rear a patio area leading onto the lawns leading down to a decked patio area at the far end.

Tenure - Freehold
Council Tax Band C
EPC Rating C

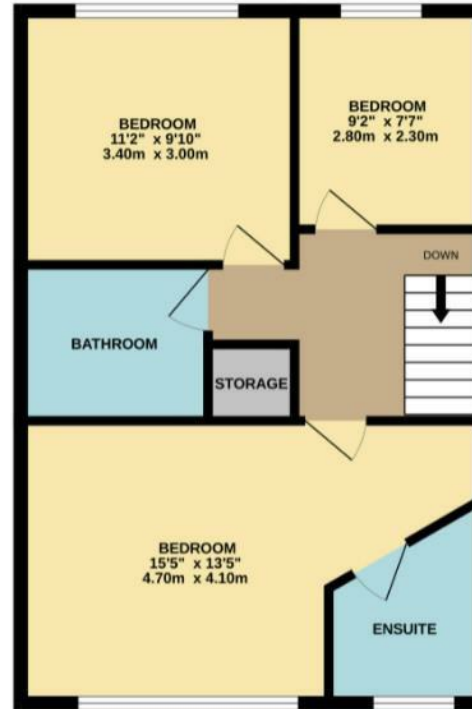




GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

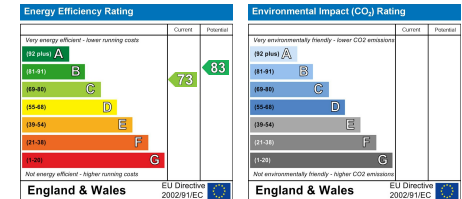


1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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