



pearson  
ferrier®



45 ALBERT DRIVE  
Manchester, M45 8AG  
£450,000



# 45 ALBERT DRIVE

## Property at a glance

- STUNNING DETACHED PROPERTY
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- IMMACULATLEY PRESENTED
- CUL-DE-SAC
- GARAGE & DRIVEWAY
- CONVENIENT LOCATION

Immaculately presented four double bedroom, three reception room detached property located at the head of a cul-de-sac in Whitefield. The location offers excellent access and transport links to Manchester city centre and the surrounding towns, with local shops schools and amenities being close by. The property is a true credit to the current owners and beautifully presented throughout and briefly comprises of: Entrance hall, guest w.c, lounge opening into the dining room and a further separate sitting/family room and dining kitchen. To the first floor are four double bedrooms (main bedroom being en-suite) and family bathroom. The property boasts good sized driveway and garage providing off road parking and a spacious rear garden.

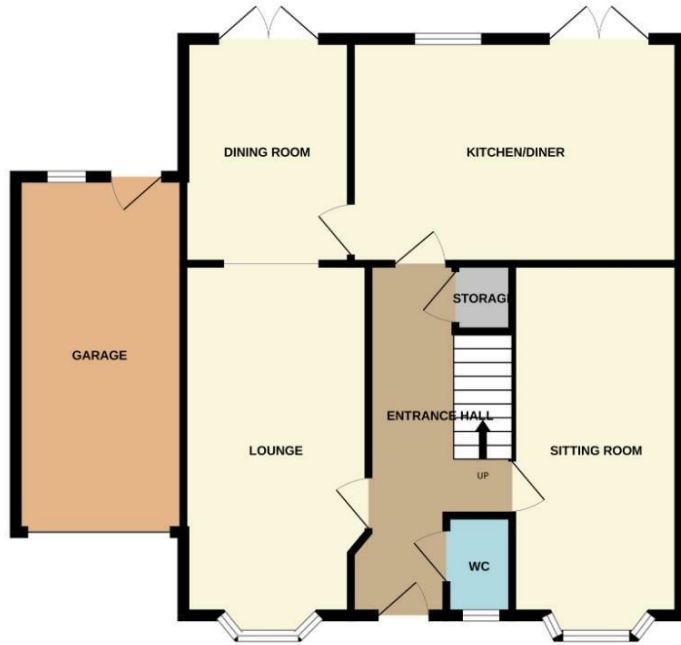
Tenure -Leasehold - 999 years from 1 November 2003  
Ground Rent - £120 per year  
EPC - D  
Council Tax Band - D







GROUND FLOOR  
868 sq.ft. (80.7 sq.m.) approx.

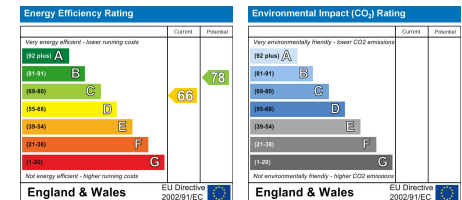


1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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.  
Made with Metropix ©2025



Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.