



pearson
ferrier  *a property for everyone*

52 ALBERT AVENUE
Manchester, M25 0LX
£250,000

52 ALBERT AVENUE

Property at a glance

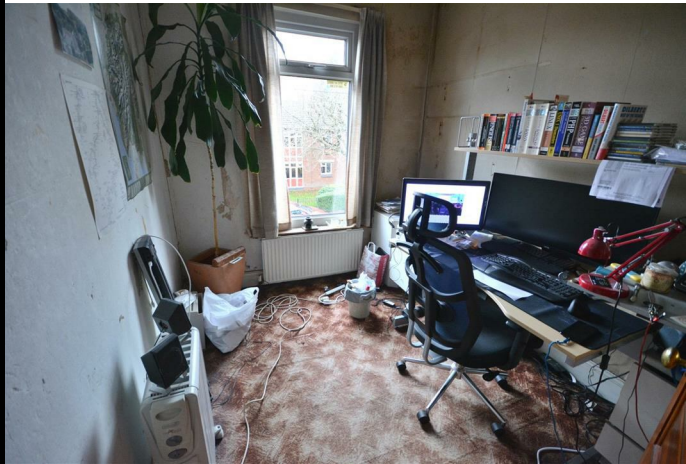
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND s.t.p.p.
- FREEHOLD
- NO CHAIN

PEARSON FERRIER Have agreed a sale on this property but have a number of disappointed buyers. If you are thinking of selling please contact us so we help get you moving

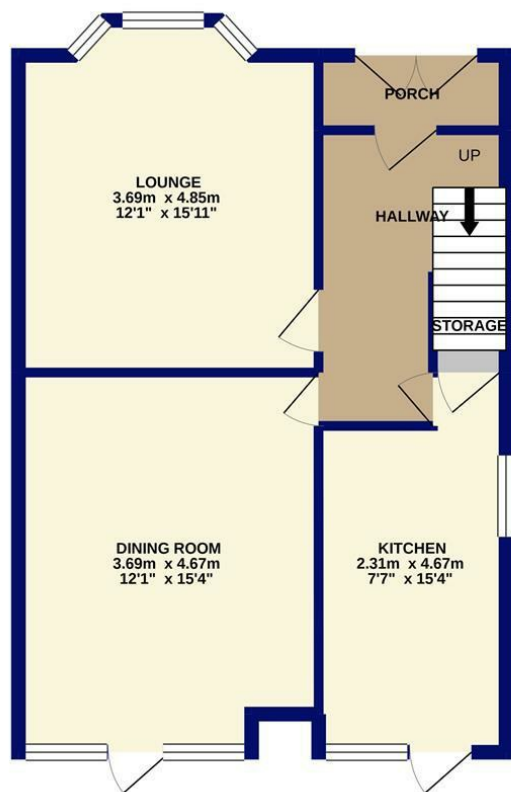
This spacious three bedroom two reception property has plenty of scope to extend (subject to the necessary permissions) to create a large family home with a good size rear garden. The freehold property is located within a short stroll of all local amenities including places of worship, shops and restaurants, it is also offers easy access to Manchester City Centre and Junction 17 of the M60 is a short drive away.

The accommodation comprises briefly an porch opening onto the hallway, large lounge with bay window to the front, good size dining room and separate kitchen. To the first floor are three double bedrooms and a family bathroom. The property is available with no onward chain.

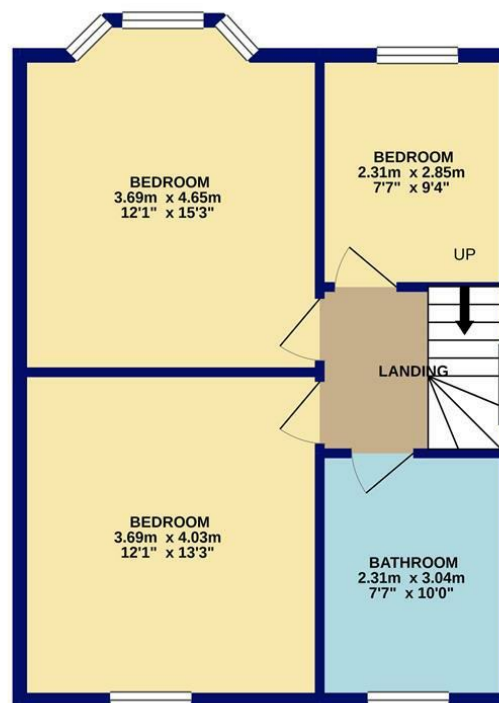




GROUND FLOOR
51.8 sq.m. (557 sq.ft.) approx.



1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 100.2 sq.m. (1078 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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