



Lowe Grove
Boothstown, Worsley

Miller Metcalfe
Every step of the way

Lowe Grove

Boothstown, Worsley

Detached



4



2

EPC Rating - B

*** Internal Viewing Essential - Stunning Modern Detached Family Home With Well Proportioned Living Space Over 3 Floors, Beautifully Presented Throughout, Fabulous Private Landscaped Gardens and Ample Parking And Situated within a Much Sought After Residential Cul-de-Sac Location ***

Situated upon a wonderful modern development of similar homes in the high favoured Boothstown area of Worsley, and offering well-proportioned and versatile living space over three floors that is ideally suited to modern lifestyles, all finished to the highest of standards, this beautiful property simply must be viewed in person to be fully appreciated.

The highly flexible accommodation comprises an inviting entrance hallway, superb bay fronted lounge with feature media wall, further separate sitting/playroom, a spectacular open plan fitted living kitchen with integrated appliances, a useful utility room and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master with a luxury three-piece en-suite shower room) plus a three-piece principal bathroom/wc can be found.

In addition to this, there has been a fantastic loft conversion which provides yet more significant and versatile space that includes a study area and two further rooms that could be utilised for a variety of purposes including two further bedrooms if required and which completes the internal living space.

Outside the property is garden fronted with a double driveway offering ample off-road parking. The rear landscaped garden is a joy to behold, being private and not overlooked, offering excellent low maintenance space ideal for children's play, relaxing and al-fresco entertaining, alongside a large substantial garden room that could be utilised as a self-contained office if required.

The location is within easy access to the many shops and amenities Worsley and the surrounding areas has to offer and is well placed for well renowned public and private schooling with only a short 10 minutes' walk to the excellent St Andrews C.E Primary School. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester and across the Northwest.

Rarely do homes of this type and size remain on the market for long, especially at such an attractive price. As such, an early internal viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band F - £3,358 Per Year

• FLOOD RISK
Very Low

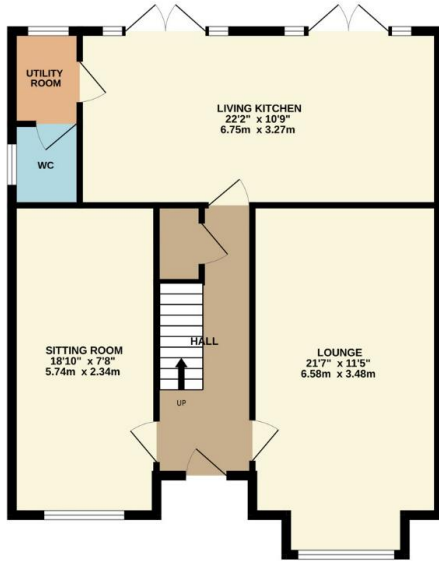
• BROADBAND
Basic - 27 Mbps
Ultrafast - 1,800 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

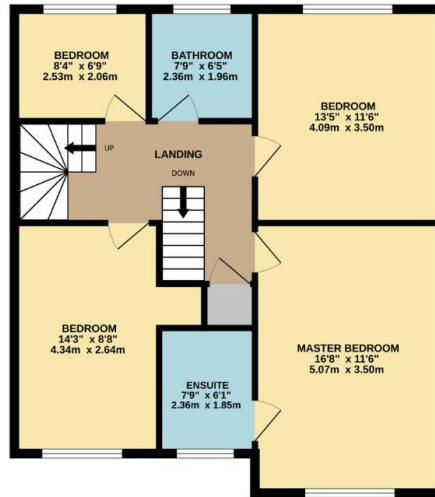




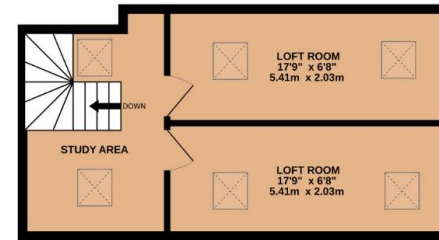
GROUND FLOOR
788 sq.ft. (72.2 sq.m.) approx.



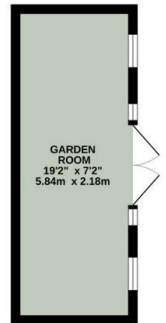
1ST FLOOR
748 sq.ft. (69.3 sq.m.) approx.



ATTIC AREA
361 sq.ft. (33.5 sq.m.) approx.



GARDEN ROOM
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 2036 sq.ft. (189.1 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.
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