



Coalfield Avenue
Boothstown, Worsley

Miller Metcalfe
Every step of the way

Coalfield Avenue

Boothstown, Worsley

Semi Detached



3



2

EPC Rating - B

*** Fabulous Modern Semi-Detached Family Home Sat Within a Splendid Cul de Sac Setting, with Well Proportioned Living Space, Enclosed Gardens, Ample Parking and Situated within a Much Sought After Residential Location ***

Situated upon a superb modern cul-de-sac development of similar homes and within a popular and highly convenient setting, this wonderful semi-detached home offers well-proportioned living space that is ideally suited to modern lifestyles, that must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, cloakroom/wc, splendid lounge and a stunning open plan fitted dining kitchen to the ground floor. On the first floor a landing, three good sized bedrooms (master with its own three-piece en-suite shower room) plus a three-piece principal bathroom/wc can be found and completes the internal living space. Outside the property is garden fronted with a double driveway offering ample off-road parking. The rear garden is enclosed and laid mostly to lawn, offering excellent space for children's play, relaxing and al-fresco entertaining.

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. It is also ideal for access to major transport links and easy access to Worsley loop lines, making it ideal for those looking to commute into Manchester and across the Northwest.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

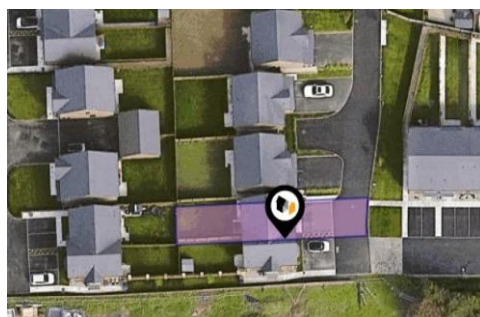
• ESTATE SERVICE CHARGE
£300 Per Year

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,150

• FLOOD RISK
Very Low

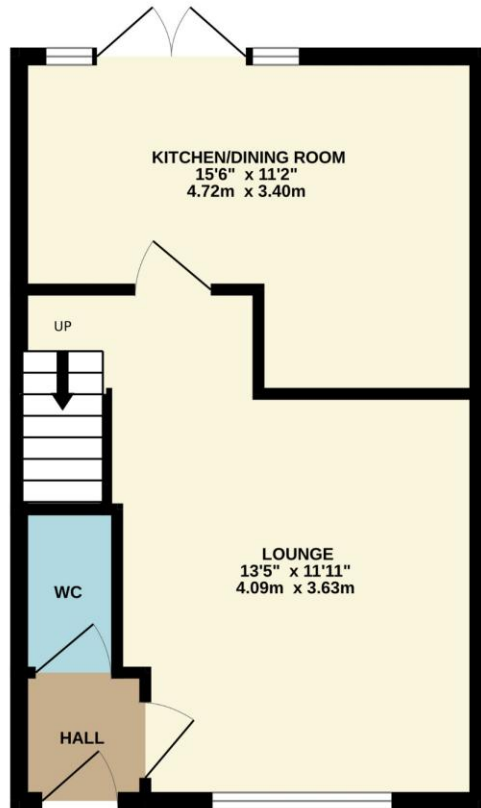
• BROADBAND
Basic - 26

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

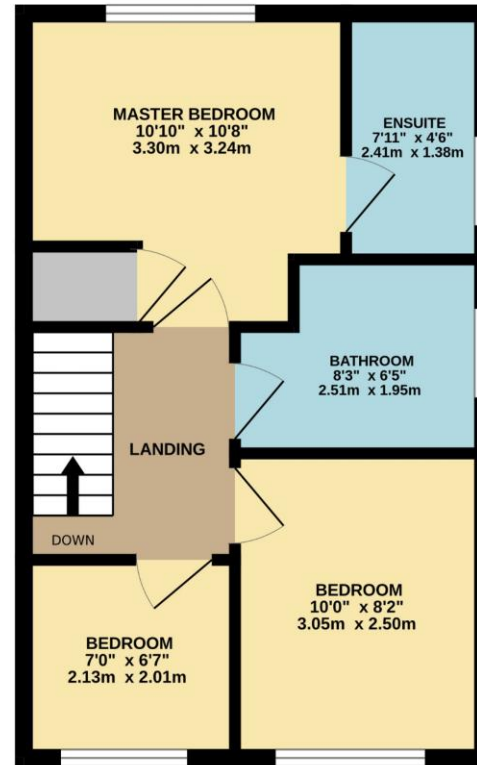




GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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