



Devonshire Drive

Boothstown, Worsley

Miller Metcalfe
Every step of the way

Devonshire Drive

Boothstown, Worsley

Semi Detached 3 1 EPC Rating - C

*** Internal Viewing A Must - Fabulous Extended Semi-Detached Freehold Family Home with Exceptionally Well Proportioned and Versatile Living Space, Generous Landscaped Gardens, Ample Driveway Parking, Situated Within a Much Sought After Cul-de-Sac Location, Early Viewing Essential ***

Situated within the popular and highly convenient setting of Boothstown within the much sought after area of Worsley, this wonderful semi-detached home. has been lovingly extended, now offering well-proportioned, family friendly living space. It has also been subject to many significant improvements to a high contemporary standard and must be seen in person to be fully appreciated.

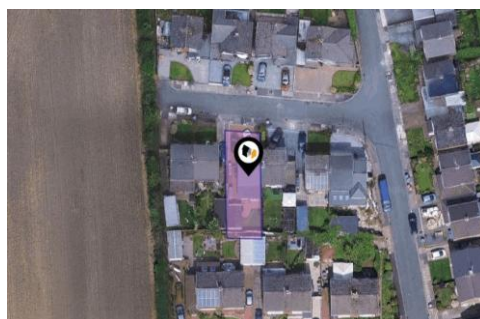
The accommodation comprises an inviting entrance hallway, superb lounge, and a splendid open plan fitted living kitchen with a host of integrated appliances to the ground floor. On the first floor a landing, three good sized double bedrooms plus a stunning modern three-piece bathroom/wc completes the internal living space.

Outside the property is garden fronted with a double driveway and garage offering ample off-road parking. The rear gardens offer excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities including the Trafford Centre which is only a short drive away. It is well placed for highly renowned schooling and has the spectacular RHS Bridgewater and beautiful canal sidewalks practically on the doorstep. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the Northwest.

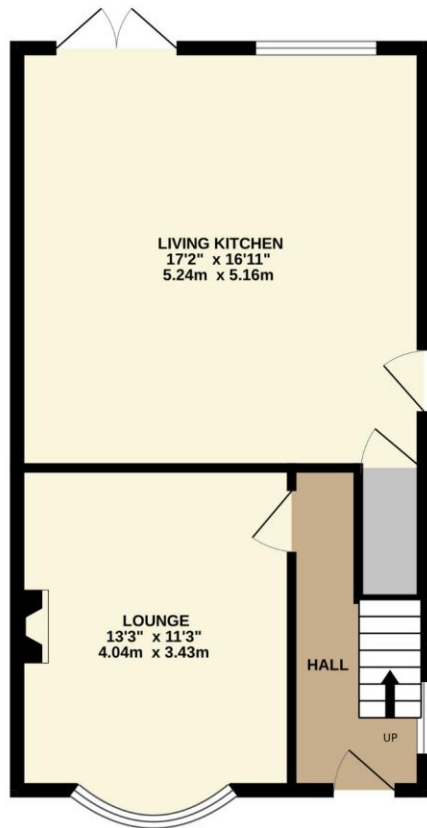
Rarely do homes of this type and quality remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE
Freehold
- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,907 Per Year
- FLOOD RISK
Very Low
- BROADBAND
Basic - 3 Mbps
Superfast - 53 Mbps
Ultrafast - 1,800 Mbps
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

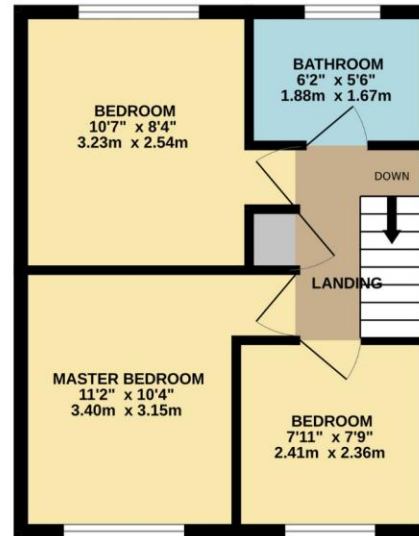




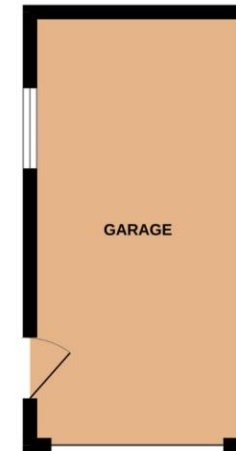
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



FIRST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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