



*Standfield Drive*  
Boothstown

**Miller Metcalfe**  
*Every step of the way*

# Standfield Drive

Boothstown

Semi Detached



4



2

EPC Rating - C

\*\*\* Fabulous Extended Semi-Detached Family Home With Well Proportioned Living Space, Superb Over Average Sized Private Gardens, Garage and Ample Driveway Parking, Situated within a Much Sought After Cul-de-Sac Location - Early Viewing Strongly Advised \*\*\*

This beautiful property simply must be viewed in person to be fully appreciated. Situated upon a fabulous 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.

Having been significantly extended to both the ground and first floors, the accommodation comprises an inviting entrance hallway, cloakroom/wc, superb lounge with feature media wall, spectacular modern, open plan fitted living kitchen plus a useful utility room on the ground floor. On the first floor a landing, four good sized bedrooms (master with a fitted wardrobes and a luxury three-piece en-suite shower room) plus a further three-piece principal bathroom/wc can be found. A substantial attic room offers versatile space idea for storage which completes the internal living space.

Outside the property is garden fronted with a driveway and garage offering ample off-road parking. The rear garden is a joy to behold, being over average in size, private and not overlooked, 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 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

• LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band C - £2,180 Per Year

• FLOOD RISK  
Very Low

• BROADBAND  
Basic - 3 Mbps  
Superfast - 70 Mbps  
Ultrafast - 1,800 Mbps

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

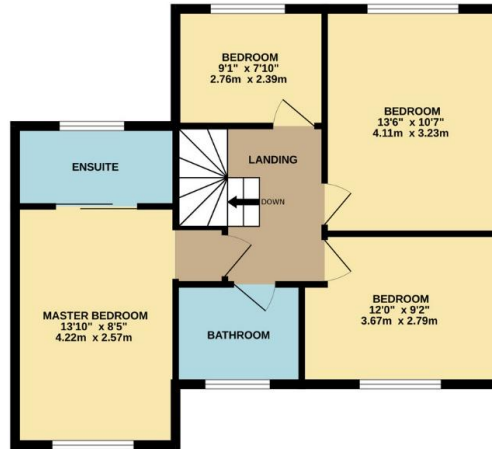




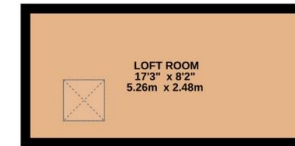
GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR  
140 sq.ft. (12.9 sq.m.) approx.



3RD FLOOR  
146 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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