



Laughton Avenue
Boothstown, Worsley

Miller Metcalfe
Every step of the way

Loughton Avenue

Boothstown, Worsley

Detached

3

2

EPC Rating - B

*** Superb Modern Detached Home Sat Within a Much Sought After Setting with Well Proportioned Living Space, Private Enclosed Gardens, Detached Garage and Ample Driveway Parking, Early Viewing Strongly Advised ***

Situated upon a superb development of similar homes and within the popular and highly convenient setting of Boothstown in Worsley, this wonderful modern 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 bay fronted lounge and a stunning open plan fitted dining kitchen with integrated appliances to the ground floor. On the first floor a spacious landing, three good sized bedrooms (master with its own three piece ensuite 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 driveway offering ample off road parking. A detached garage provides yet more secure parking. The low maintenance rear garden is enclosed and mostly paved, 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.

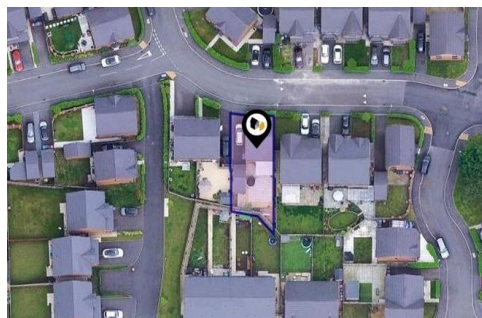
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,452 Per Year

• FLOOD RISK
Very Low

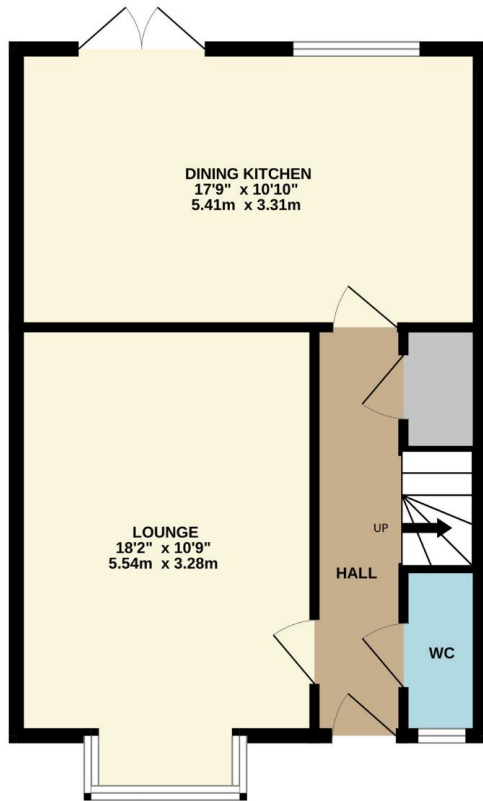
• BROADBAND
Basic - 27 Mbps
Ultrafast - 21,800 Mbps

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

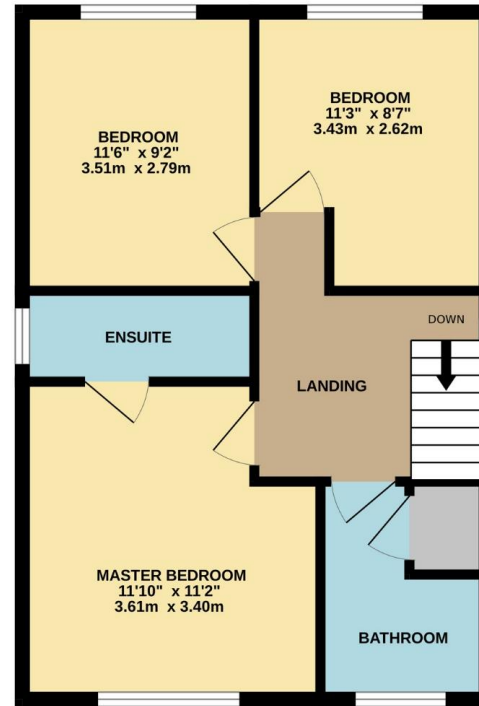




GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



GARAGE
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.8 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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