



Springburn Close
Boothstown, Worsley

Miller Metcalfe
Every step of the way

Springburn Close

Boothstown, Worsley

End of Terrace



2



2

EPC Rating - C

*** Simply Must Be Viewed - No Chain Involved - Stunning Modern End Town House, Exceptionally Well Presented Throughout with Generous Private Landscaped Gardens, Driveway Parking and Situated within a Much Sought After and Highly Convenient Location ***

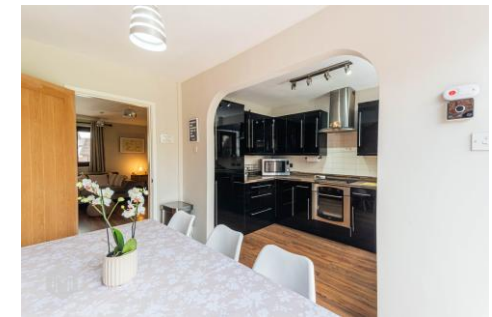
Situated within a popular and highly convenient setting within the much sought after area of Boothstown, Worsley, this fabulous modern home offers well-proportioned living space that must be seen in person to be fully appreciated.

Having formally been a three bedroomed property (and as such could easily be converted back to its original layout if required) the accommodation comprises an entrance lobby with storage, superb light and airy lounge, a further dining room which is open plan to a modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, two exceptionally good-sized bedrooms (master bedroom with extensive fitted wardrobes and guest bedroom with its own luxury en-suite shower room) plus a modern three-piece bathroom/wc which completes the internal living space. Outside the property is garden fronted with a driveway providing ample parking. The rear gardens are a joy to behold, having been tastefully landscaped with low maintenance in mind, being over average in size, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities Boothstown has to offer and is well placed for highly renowned schooling. 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.

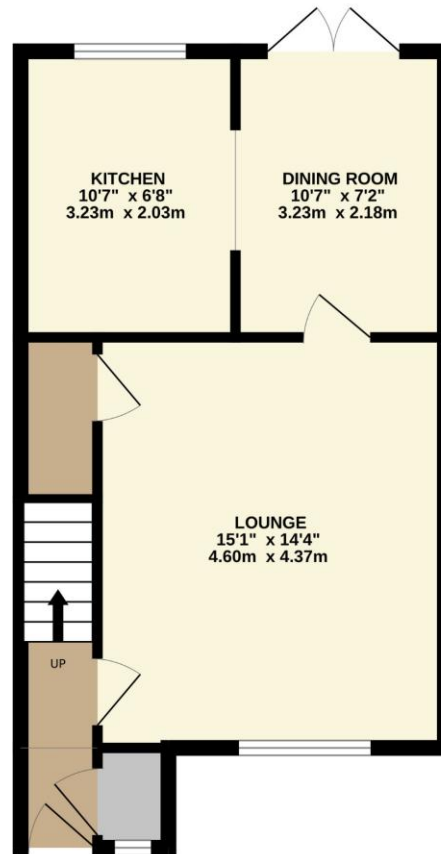
Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE
Freehold
- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,306 Per Year
- FLOOD RISK
Very Low
- BROADBAND
Basic - 4 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

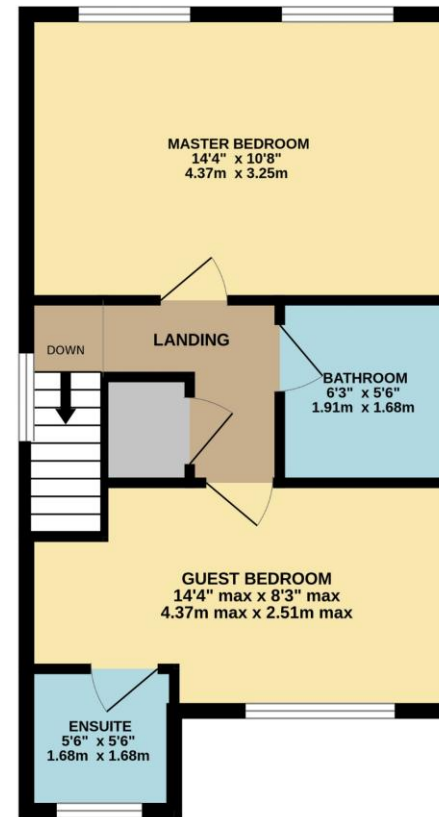




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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