



Irvine Avenue
Boothstown, Worsley

Miller Metcalfe
Every step of the way

Irvine Avenue

Boothstown, Worsley

Semi Detached



3



1

EPC Rating - To be confirmed

*** Recently Renovated Throughout - No Chain Involved, Internal Viewing A Must - Beautifully Presented Modern Semi-Detached Home with Generous Gardens, Ample Driveway Parking and Situated within a Much Sought After and Highly Convenient Location ***

Situated within a popular and highly convenient setting right at the heart of the much sought after area of Boothstown, Worsley, this fabulous semi-detached home has been recently renovated throughout by the current owner to a high specification and offers well-proportioned living space that must be seen in person to be fully appreciated.

The accommodation comprises an entrance hall, superb lounge plus a spectacular open plan fitted dining kitchen with brand new wall and base units, worksurfaces and integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three-piece bathroom/wc completes the internal living space. Outside the property is garden fronted whilst a double driveway provides ample off-road parking. The generous rear gardens are over average in size, offer excellent space for relaxing, children's play and al-fresco entertaining as well as the potential for further extension/development if required (subject to relevant planning consent).

The location is within easy access to the many local shops and amenities Boothstown has to offer and is well placed within the catchment area for St Andrews Primary School. 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 in such good condition and with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

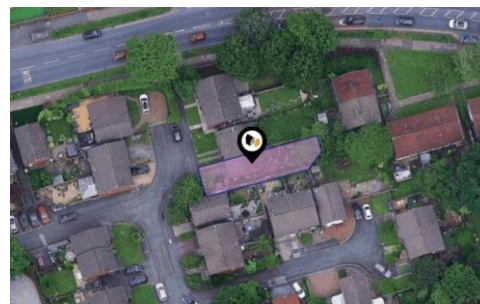
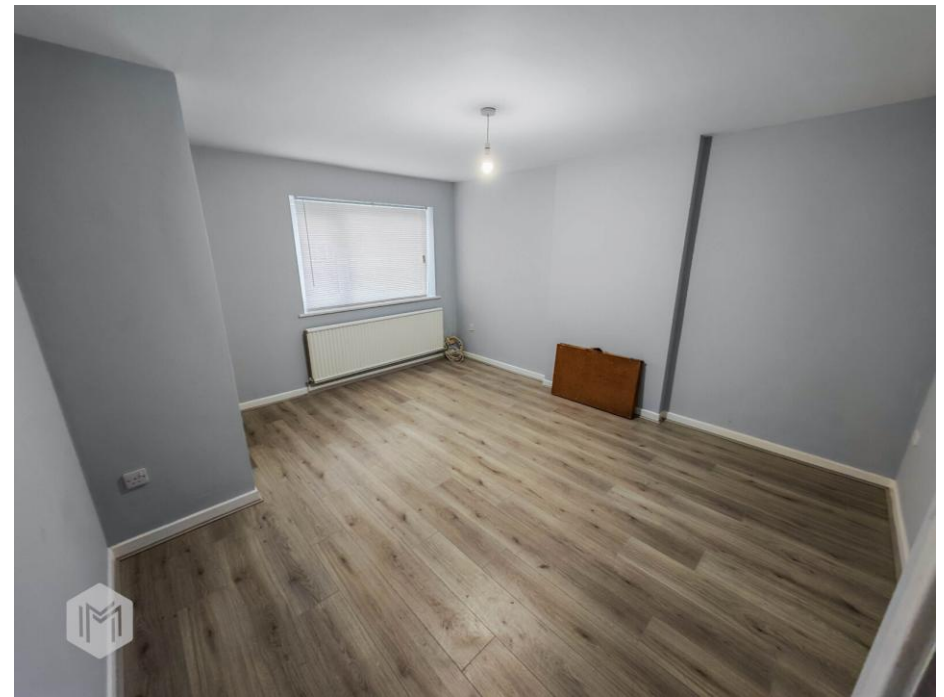
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,907 Per Year

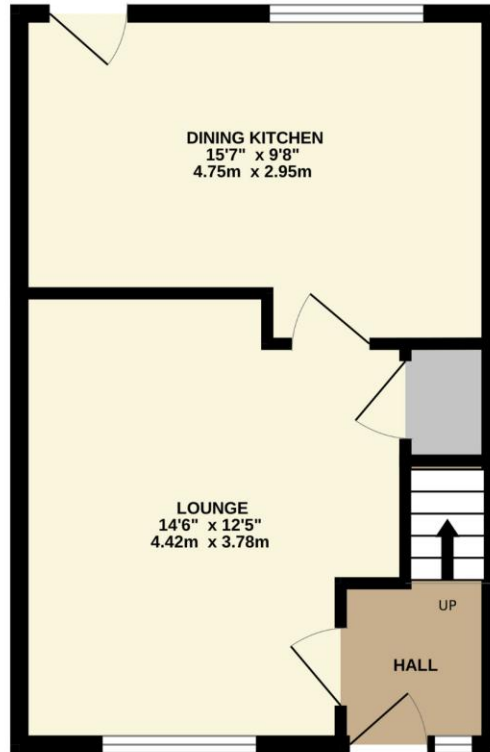
• FLOOD RISK
Very Low

• BROADBAND
Basic - 5 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

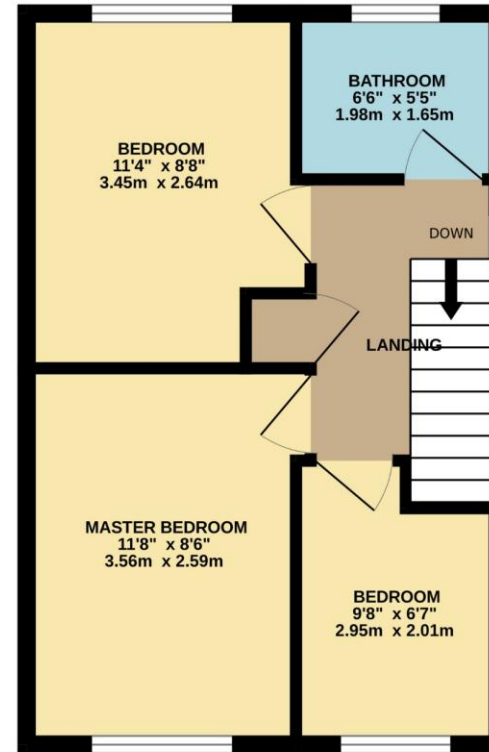
• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes



GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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