



Lowe Grove
Boothstown

Miller Metcalfe
Every step of the way

Lowe Grove

Boothstown

Semi Detached



3



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EPC Rating - B

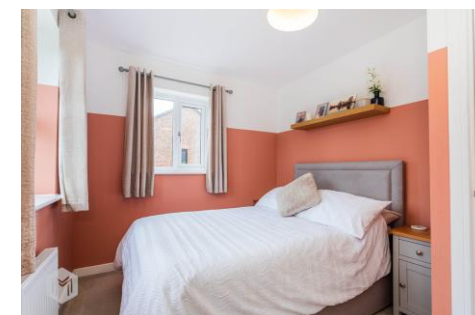
*** Internal Viewing A Must - Stunning Modern Semi-Detached Fam Home Sat Upon a Generous Corner Plot Within a Splendid Cul-de-Sac Setting, Well Proportioned Living Space, Enclosed Private Landscaped Gardens, Ample Driveway, Parking, Superb Open Aspects to the Front And Situated within a Much Sought After Residential Location ***

Situated within the highly favoured area of Boothstown and upon a superb modern cul-de-sac development of similar homes, this wonderful modern semi-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 lounge and a stunning open plan fitted dining kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a three-piece principal bathroom/wc can be found and completes the internal living space. Outside the property is garden fronted with a double driveway offering ample off-road parking. The private side garden is tastefully landscaped, being enclosed, not overlooked and offering excellent space for children's play, relaxing and al-fresco entertaining. There are wonderful open aspects to the front over local countryside.

The location is within easy access to the many shops and amenities Boothstown, 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 North West.

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.





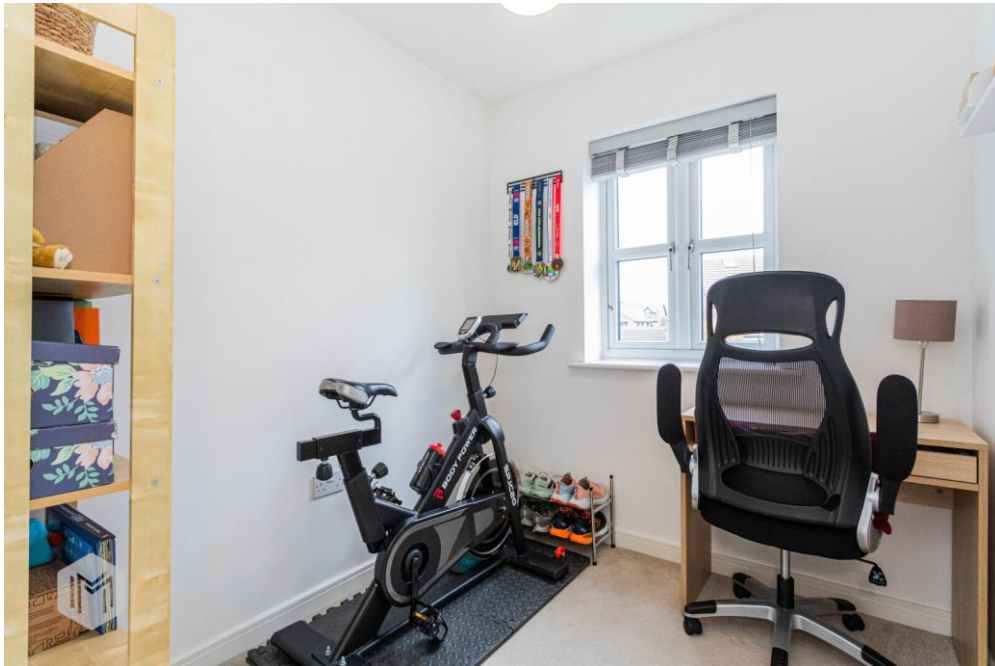
• TENURE
Freehold

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

• FLOOD RISK
Very Low

• BROADBAND
Basic - 26 Mbps
Ultrafast – 2,000 Mbps

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



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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.