



Meadowfield Drive

Boothstown

Miller Metcalfe
Every step of the way

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Boothstown

Semi Detached  4  2 EPC Rating - D

*** Wonderful Extended Semi-Detached Family Home with Well Proportioned and Highly Versatile Living Space Over Three Floors, Superb Private Gardens and Ample Driveway Parking, situated within a Much Sought After Cul-de-Sac Location - Early Viewing Strongly Advised ***

This fabulous property simply must be viewed in person to be fully appreciated. Situated upon a superb 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, the accommodation comprises an inviting entrance hallway, superb lounge, modern open plan fitted dining kitchen, conservatory, a useful utility room, cloakroom/wc and a highly versatile sitting room/fourth bedroom on the ground floor. On the first floor a landing, three 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.

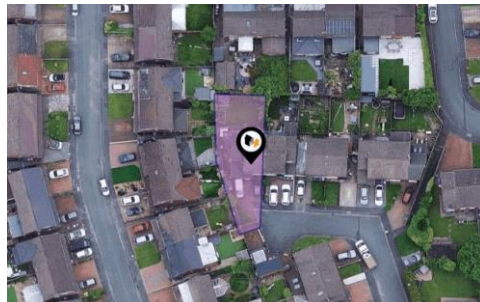
Outside the property is garden fronted with a driveway offering ample off-road parking. The rear garden is, private and not overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

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.

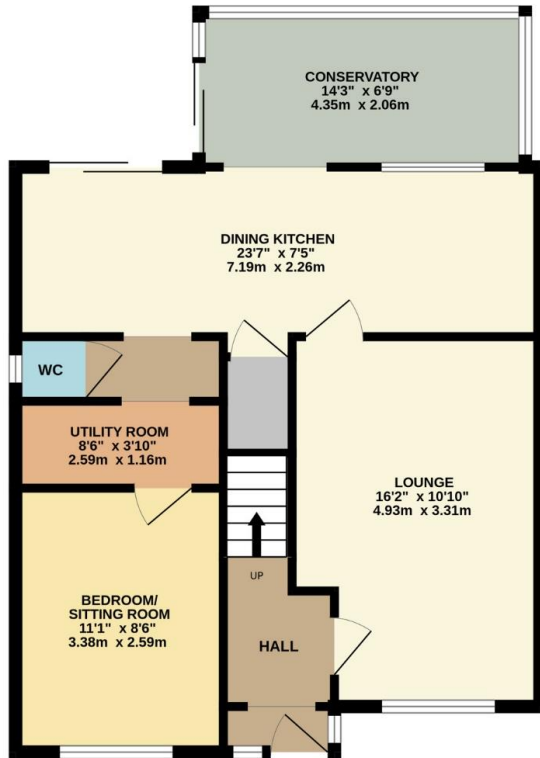
- TENURE Freehold

- LOCAL AUTHORITY AND COUNCIL TAX Salford - Band C - £2,306.17 Per Year
- FLOOD RISK Very Low
- BROADBAND Basic - 3 Mbps Superfast - 80 Mbps Ultrafast - 1,800 Mbps

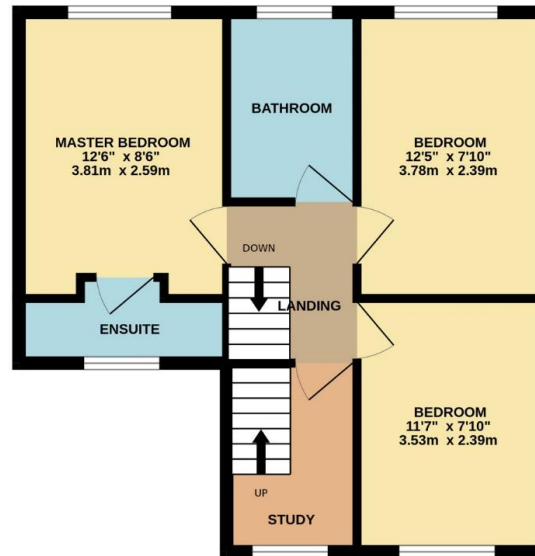




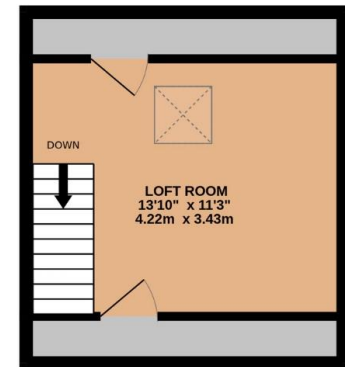
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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