



Laughton Avenue

Worsley

Miller Metcalfe
Every step of the way

Laughton Avenue

Worsley

Detached



4



2

EPC Rating - B

*** Internal Viewing Essential - Beautifully Presented Modern Detached Family Home With Exceptionally Well Proportioned and Versatile Living Space, Attractive Landscaped Gardens, Ample Driveway Parking And Situated within a Much Sought After Residential Location ***

Situated upon a wonderful modern development of similar homes in the high favoured Boothstown area of Worsley, and offering well-proportioned and versatile living space that is ideally suited to modern lifestyles, all finished to the highest of standards, this beautiful property simply must be viewed in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, wonderful lounge with French doors offering access to the rear gardens, further separate bay fronted sitting room, additional family room, a spectacular open plan fitted living kitchen with integrated appliances and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master with fitted wardrobes and a luxury three piece en-suite shower room) plus a three piece principal bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a double driveway offering ample off road parking. The rear landscaped garden is a joy to behold, 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 with only a short 10 minutes' walk to the excellent St Andrews C.E Primary School. It is also ideal for access to major transport links 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

We have been advised there is a maintenance charge payable to RMG Living of approximately £150 per year.

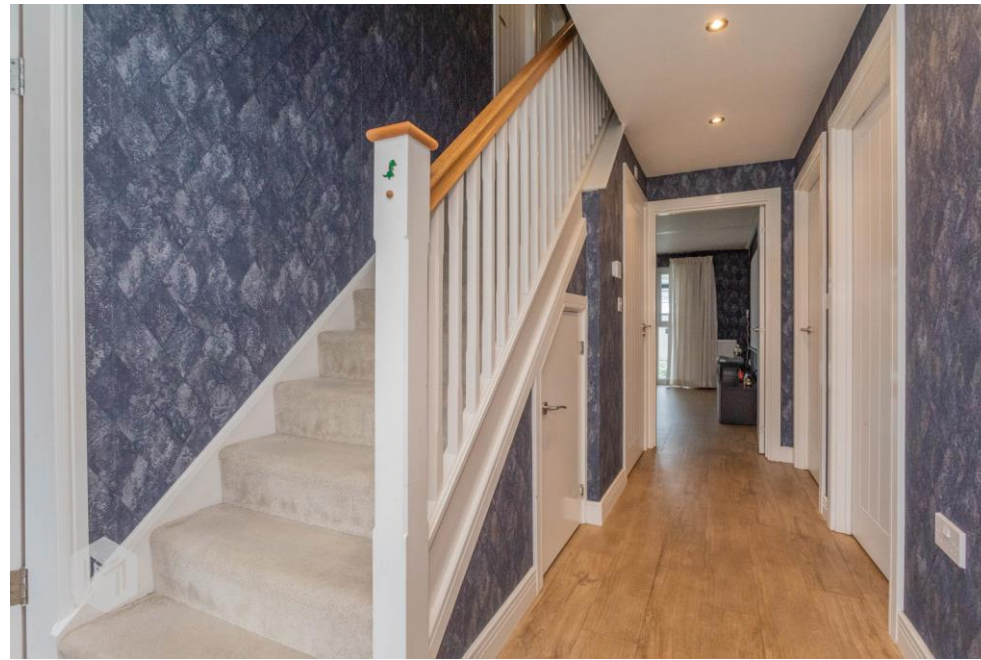
• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band F - £3,542 Per Year

• FLOOD RISK
Very Low

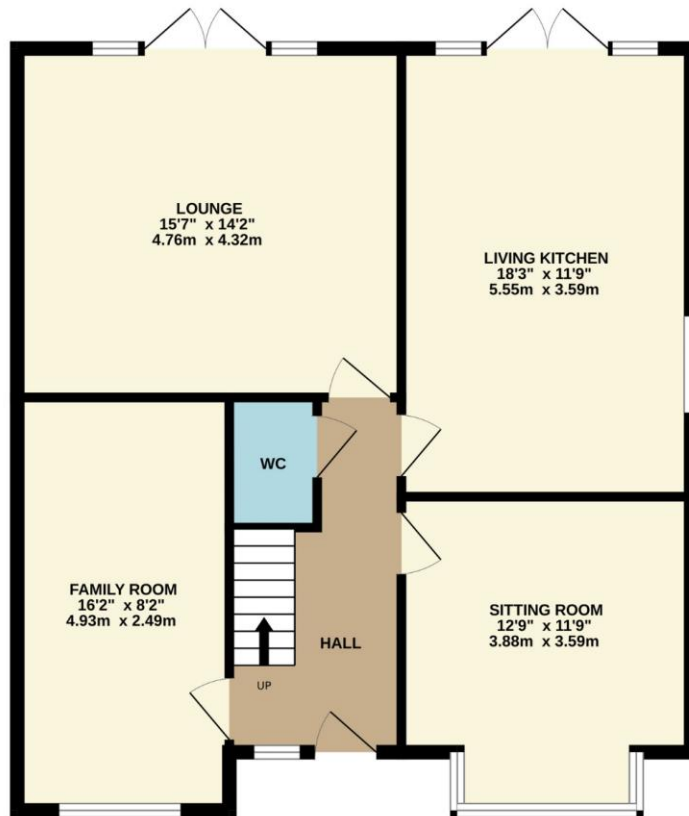
• BROADBAND
Basic - 27 Mbps
Ultrafast - 10,000 Mbps

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

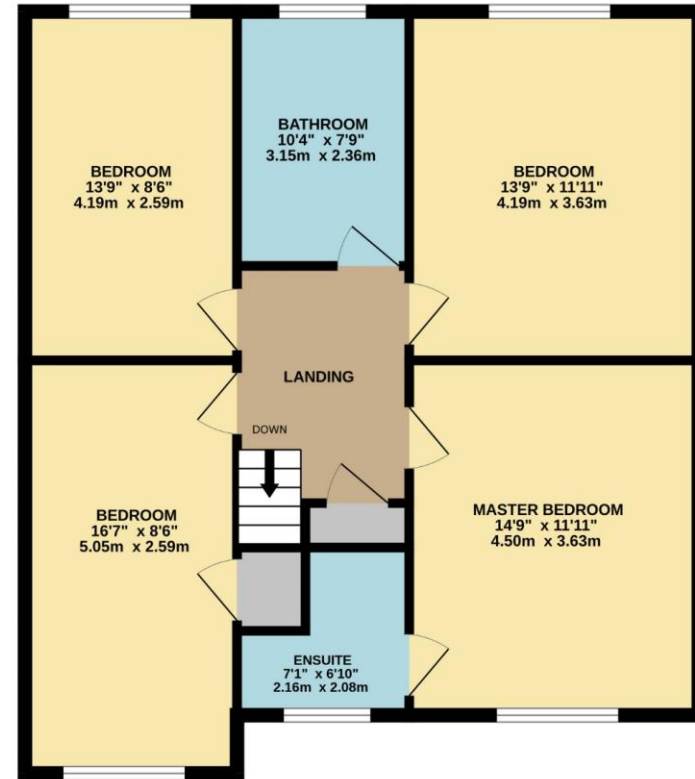




GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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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