



*Ashford Avenue*  
Boothstown, Worsley

**Miller Metcalfe**  
*Every step of the way*

# Ashford Avenue

Boothstown, Worsley

Semi Detached



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EPC Rating - D

\*\*\* No Chain Involved - Early Viewing Strongly Advised. Superb Extended Semi-Detached Home With Wonderful Versatile Living Space, Private Landscaped Gardens, Ample Driveway Parking and Garage, Excellent Potential for Improvement and Situated within a Much Sought After Residential Location \*\*\*

Situated within a popular and highly convenient setting, this fabulous semi-detached home offers well-proportioned and highly versatile living space that must be seen in person to be fully appreciated. Having been extended to the ground floor, the accommodation comprises an entrance porch, hallway, lounge, separate dining room, conservatory and an open plan fitted breakfast kitchen with integrated appliances to the ground floor. On the first floor, a landing, three good sized bedrooms can be found which complete the internal living space. Outside the property is garden fronted with a drive and a garage offering ample parking. The rear offers excellent space for al-fresco entertaining.

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

Although requiring some modernisation, the property has excellent potential for improvement and is offered for sale with the added benefit of No Chain involved. 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 - £2,066.19 Per Year

• FLOOD RISK  
Very Low

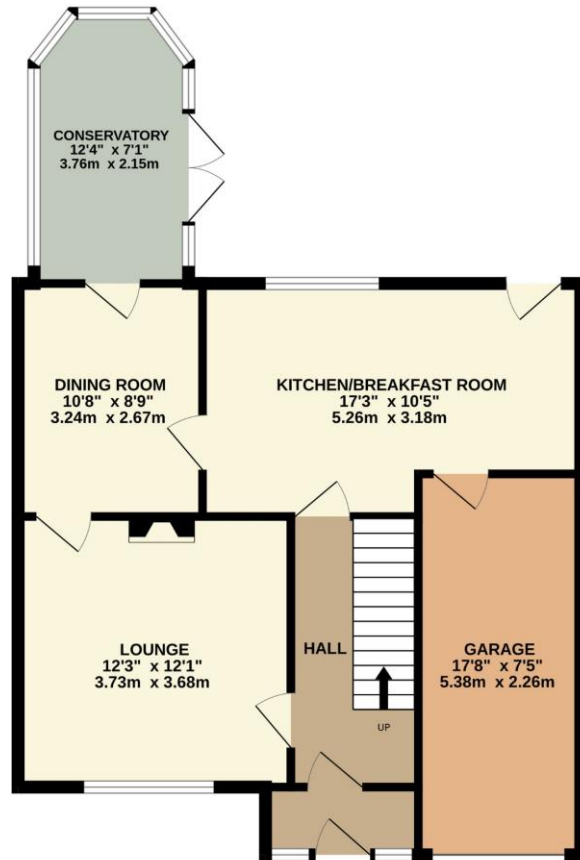
• BROADBAND  
Basic - 4 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1,000 Mbps

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

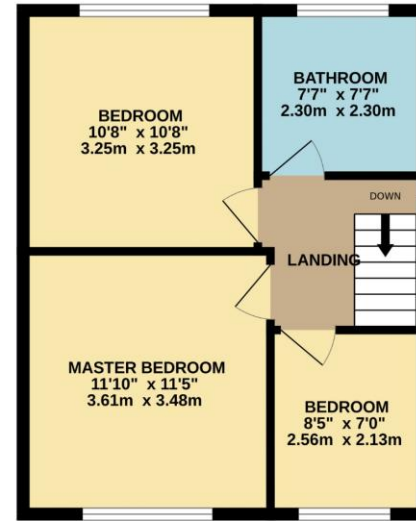




GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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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