



Irvine Avenue
Boothstown

Miller Metcalfe
Every step of the way

Irvine Avenue

Boothstown

Semi Detached  3  1 EPC Rating - To be confirmed

*** Internal Viewing A Must - Beautifully Presented Modern Semi-Detached Home with Private Landscaped Gardens, Ample Allocated 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 offers well-proportioned living space that must be seen in person to be fully appreciated.

The accommodation comprises an entrance porch, superb lounge plus a spectacular open plan fitted dining kitchen with 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 the rear gardens have been tastefully landscaped with low maintenance in mind, being private, not directly overlooked and offering excellent space for relaxing, children's play and al-fresco entertaining. Beyond the rear garden there is ample off-road parking available.

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 North West.

Basic - 8 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps

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

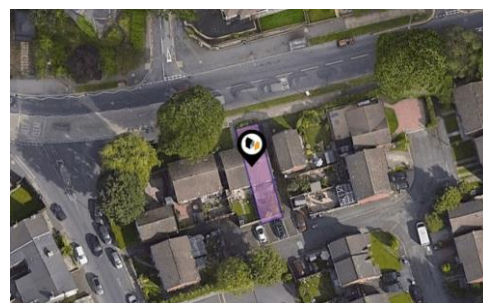
Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

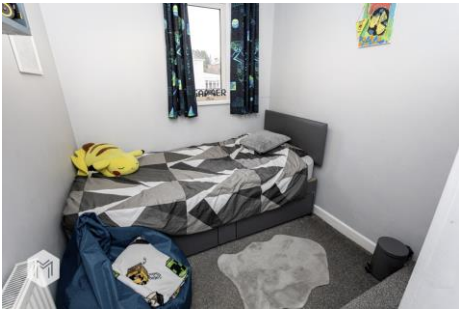
- TENURE
Freehold

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,808 Per Year

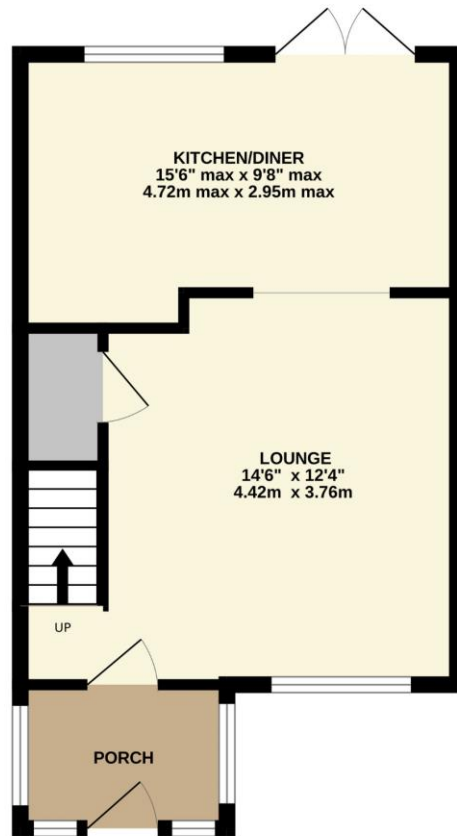
- FLOOD RISK
Very Low

- BROADBAND

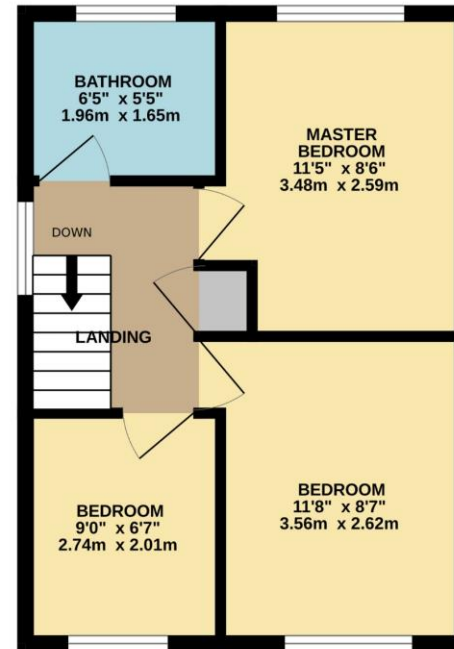




GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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