



BOOTHSTOWN DRIVE  
WORSLEY

£325,000

-  3 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS



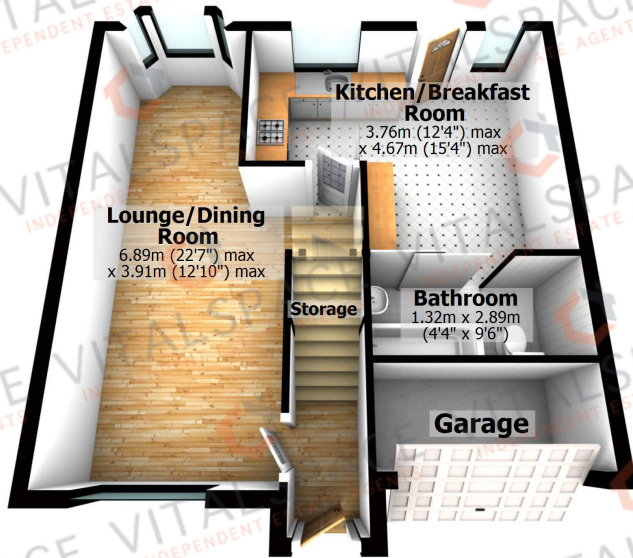
## Boothstown Drive, Worsley, M28 1UF

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this impressive THREE BEDROOM end mews property benefiting from an enviable position, tucked away on a quiet cul-de-sac on the always popular Moorings development in Boothstown. The tastefully presented accommodation comprises of a welcoming entrance hallway and a generously sized reception/dining area with doors leading out into the rear garden. The ground level also consists of a modern fitted kitchen which leads to a further reception room and a converted garage, ideal for use as a home office or playroom. A useful downstairs WC completes the ground floor accommodation. To the first floor level, a shaped landing provides entry into a large master bedroom, two further bedrooms and the main bathroom equipped with shower and bath facilities. The master bedroom also has the added benefit of being serviced by a tiled en-suite shower room. Externally, this property has a front garden alongside a driveway providing excellent off road parking facilities. To the rear, a large patio area gives space for a table and chairs and leads into a lawned garden with timber fenced boundaries. As mentioned, the location of this property is enviable being close to the Boothstown Marina where you can watch the narrow boats go by and take beautiful canal side walks through Worsley Village. This property is also within walking distance to the Moorings pub/restaurant which is a very family friendly place to dine. For families, this property is within the catchment for several local schools include the outstanding St Andrews Primary School. The beautiful RHS Garden Bridgewater is a short stroll away. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Modern End Mews
- Desirable Moorings Development
- Quiet Cul-De-Sac
- Driveway and garden
- Converted garage
- No onward chain
- Conveniently located
- Downstairs Bathroom
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2005

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

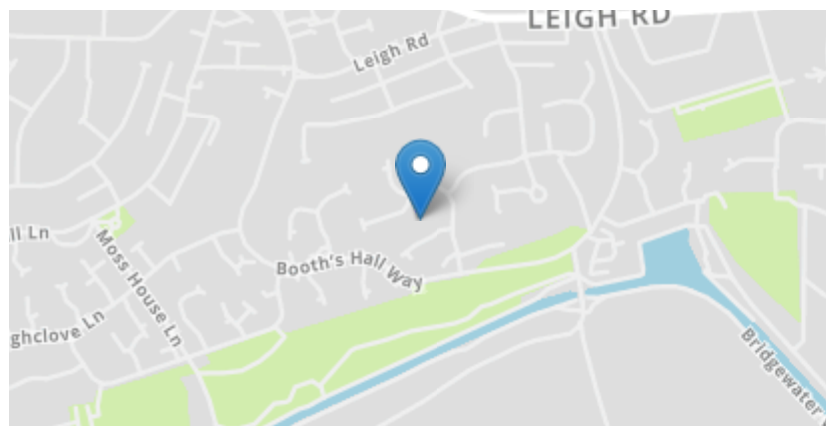
When was the property last rewired? EICR in place for rental

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Living area extended into internal garage

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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