



# 15 Crossbank

Lower Broughton Road | Salford | M7 2GX

**Asking Price £175,000**

The  
GOOD  
ESTATE  
AGENCY



# 15 Crossbank

Lower Broughton Road |

Salford | M7 2GX

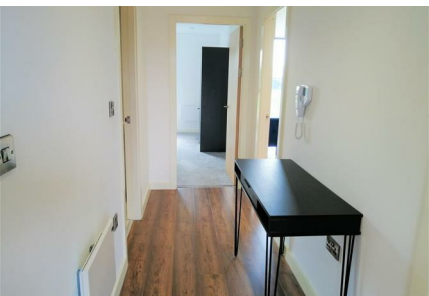
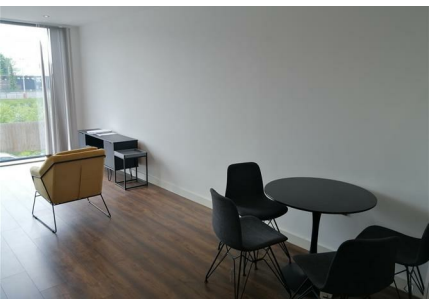
Asking Price £175,000

2 BED, 2 BATH APARTMENT WITH PARKING. A stunning, newly completed two bedroom apartment in Crossbank, Salford. The 1st floor property, totalling 699 sq ft, comprises: entrance hall with storage cupboard, master bedroom with en suite shower room, second bedroom, bathroom with shower over bath, spacious open plan living & dining room with Juliet balcony & river views through to modern fitted kitchen. Located in Lower Broughton, on the banks of the River Irwell, close to Peel Park and Salford University and benefiting from excellent transport links to Manchester city centre. Currently let for £1,175pcm until 18/11/26, achieving a rental yield of 8.1%. EWS1 Form in place.

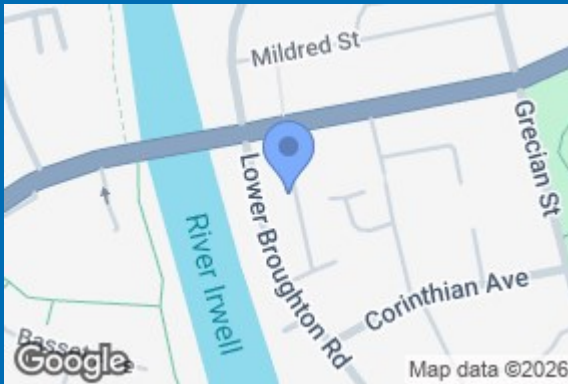
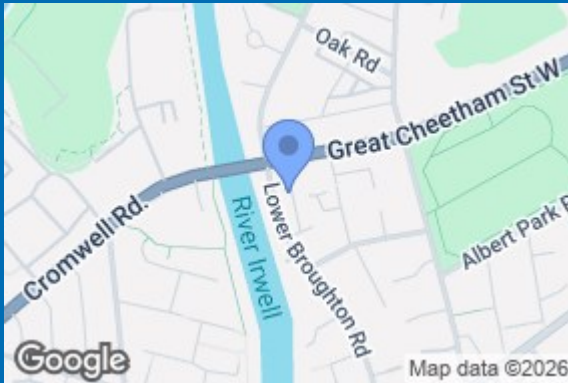
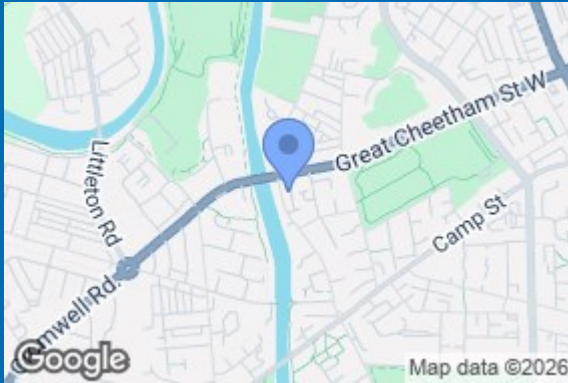


- TWO BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 699 SQ FT
- RIVERSIDE DEVELOPMENT
- CURRENTLY LET FOR £1,175PCM UNTIL 18/11/26, ACHIEVING A RENTAL YIELD OF 8.1%
- 1ST FLOOR
- STYLISH BATHROOM & EN SUITE TO MASTER BEDROOM
- PARKING
- NEWLY COMPLETED
- LOWER BROUGHTON LOCATION









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

68 Quay Street  
Manchester  
M3 3EJ  
0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk