



# 39 Crossbank

Lower Broughton Road | Salford | M7 2GX

**£1,200 PCM**



# 39 Crossbank

Lower Broughton Road |

Salford | M7 2GX

£1,200 PCM

2 BED, FURNISHED WITH PARKING. A stunning two bedroom apartment in Crossbank, Salford. The third floor property comprises: entrance hall with storage cupboard, master bedroom, second bedroom, bathroom with shower over bath, spacious open plan living & dining room with access to private terrace / garden area & 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.

- TWO BEDROOMS
- THIRD FLOOR
- STYLISH BATHROOM
- PARKING
- LOWER BROUGHTON LOCATION
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 643 SQ FT
- RIVERSIDE DEVELOPMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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