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# Ascend

Built on higher standards



Hatton Gardens, New Broughton, Salford

Offers In Excess Of £300,000

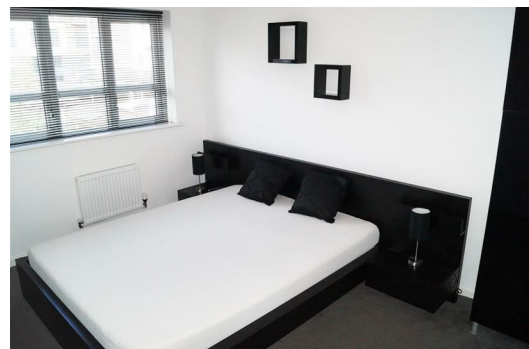
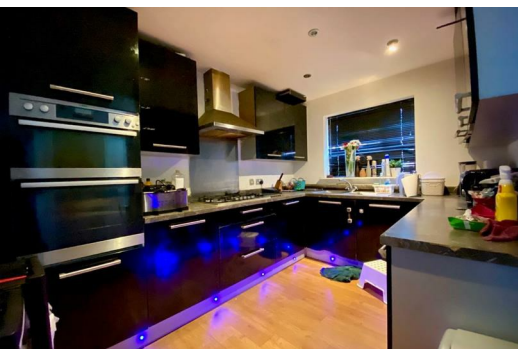
Unlock the potential of this promising 3-bedroom house, located in the vibrant Salford area of Lower Broughton. While this residence boasts generous space, it invites your creative touch for modernising and refurbishment, providing an exciting opportunity to shape your dream home!

The property features ample room for customisation, allowing you to envision and implement contemporary design elements. With 2 dedicated parking spaces, convenience aligns seamlessly with your vision for a comfortable lifestyle. The proximity to central Manchester adds an extra layer of appeal, offering urban accessibility just a stone's throw away.

Once inside the house, on the ground floor you find the W/C, storage room, kitchen and living room. On the next level you find the master bedroom, second bedroom and large fully equipped bathroom and the third bedroom.

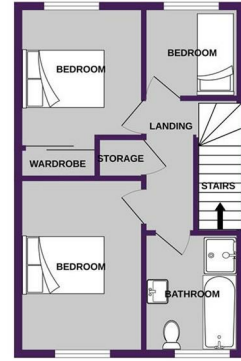
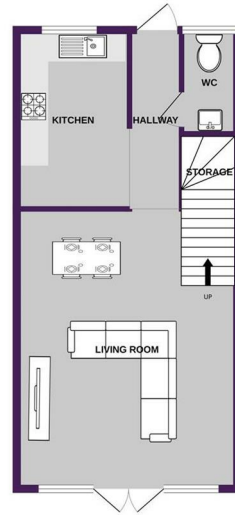
Embrace the prospect of transforming this spacious canvas into a modern haven, blending functionality and style. With the right touch, this house could become a unique and personalised sanctuary perfectly tailored to your taste and lifestyle.

The property is perfect for residential or for a buy to let opportunity.

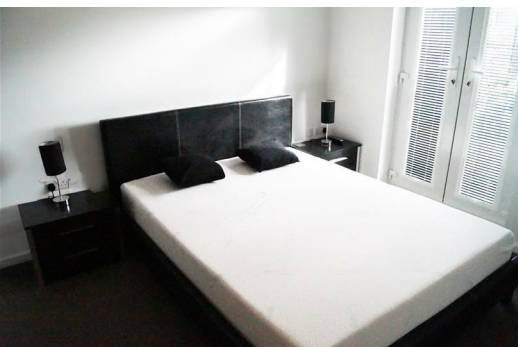
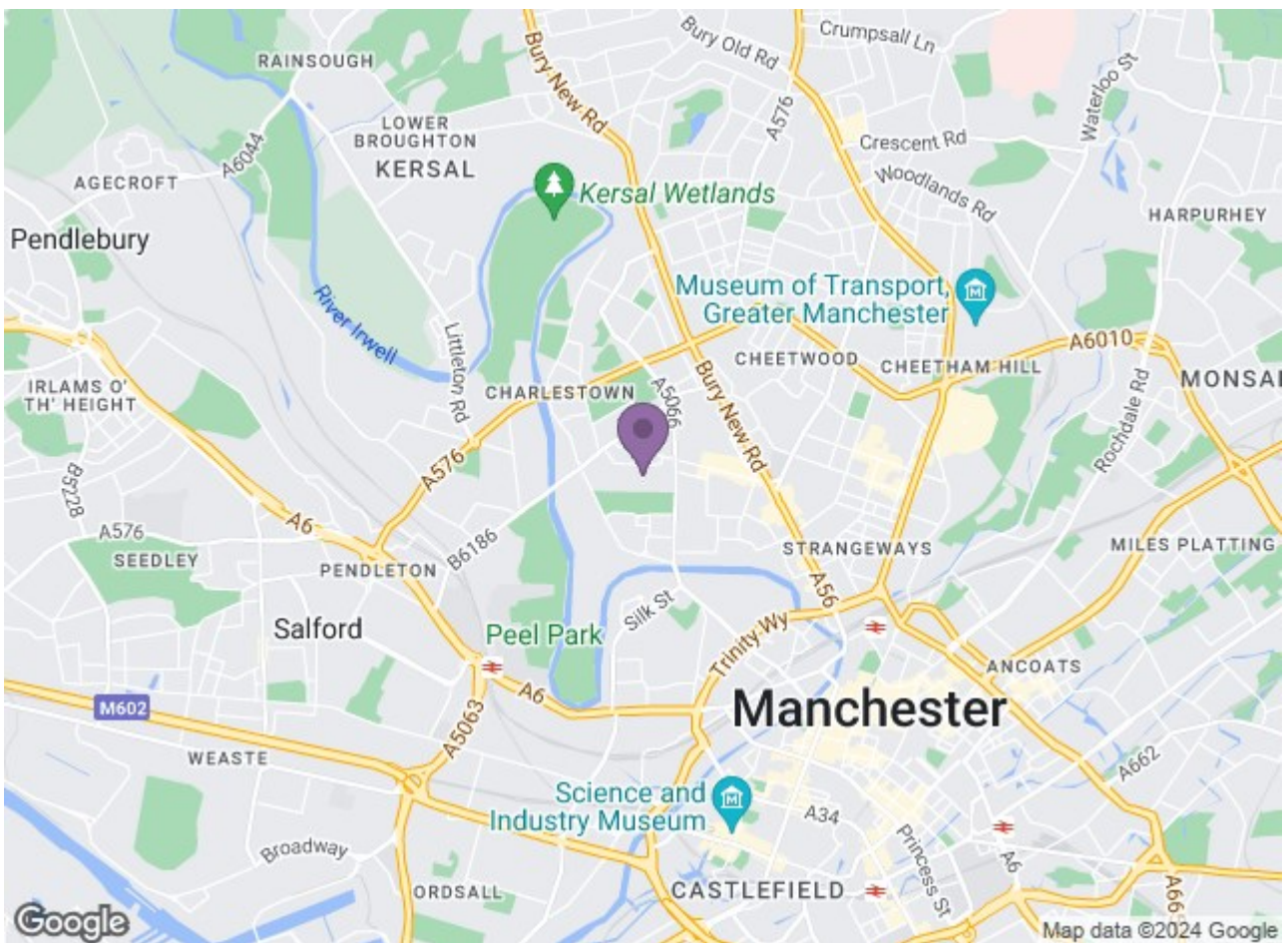


GROUND FLOOR  
524 sq. ft. (48.7 sq.m.) approx.

1ST FLOOR  
401 sq. ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq. ft. (85.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the brochure presented here, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This is not a contract document and should be used as a guide only. The actual floor area and other details may vary from those shown in the brochure as to their quantity or efficiency can be given. Please refer to the contract documents.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	Env A	Env B
Energy B	Energy C	Env B	Env C
Energy C	Energy D	Env C	Env D
Energy D	Energy E	Env D	Env E
Energy E	Energy F	Env E	Env F
Energy F	Energy G	Env F	Env G
Energy G	Energy H	Env G	Env H
Energy H	Energy I	Env H	Env I
Energy I	Energy J	Env I	Env J

Energy Efficiency Rating: 81 (Current), 82 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: G (Current), H (Potential)

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