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# Ascend

Built on higher standards



## Hatton Gardens, New Broughton, Salford

£320,000

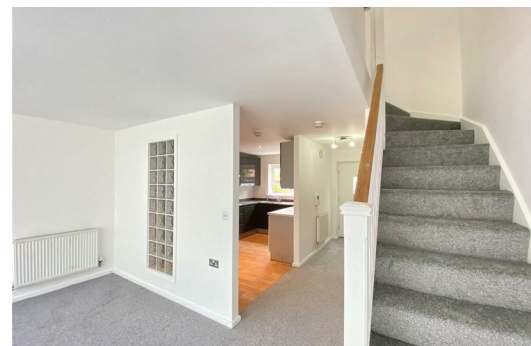
Nestled in the charming Hatton Gardens of New Broughton, Salford, this RECENTLY REFURBISHED semi-detached house is a gem waiting to be discovered. Boasting the perfect blend of versatile and spacious accommodation throughout, which in brief comprises; reception room, three bedrooms, and a modern bathroom, this property is perfect for modern family living!

Hatton Gardens offers a fresh and inviting atmosphere, making it easy to envision your own personal touch. The generously proportioned living space provides ample room for both relaxation and entertainment, ensuring comfort for all of the family.

Situated in a highly sought-after residential area, this three-bedroom family home not only offers a convenient location but also a sense of community and security. The large rear gardens are perfect for outdoor activities and gatherings, with a bonus of not 1, but 2 parking spaces.

Don't miss the opportunity to make this house your home and enjoy the best of what Hatton Gardens has to offer.

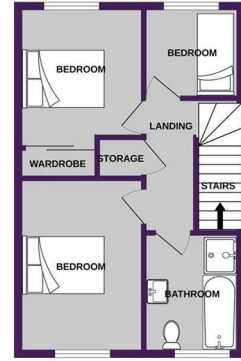
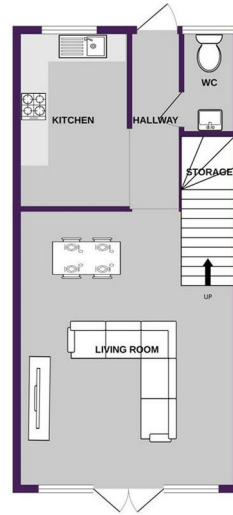
Leasehold  
Lease: 250 years from 2012



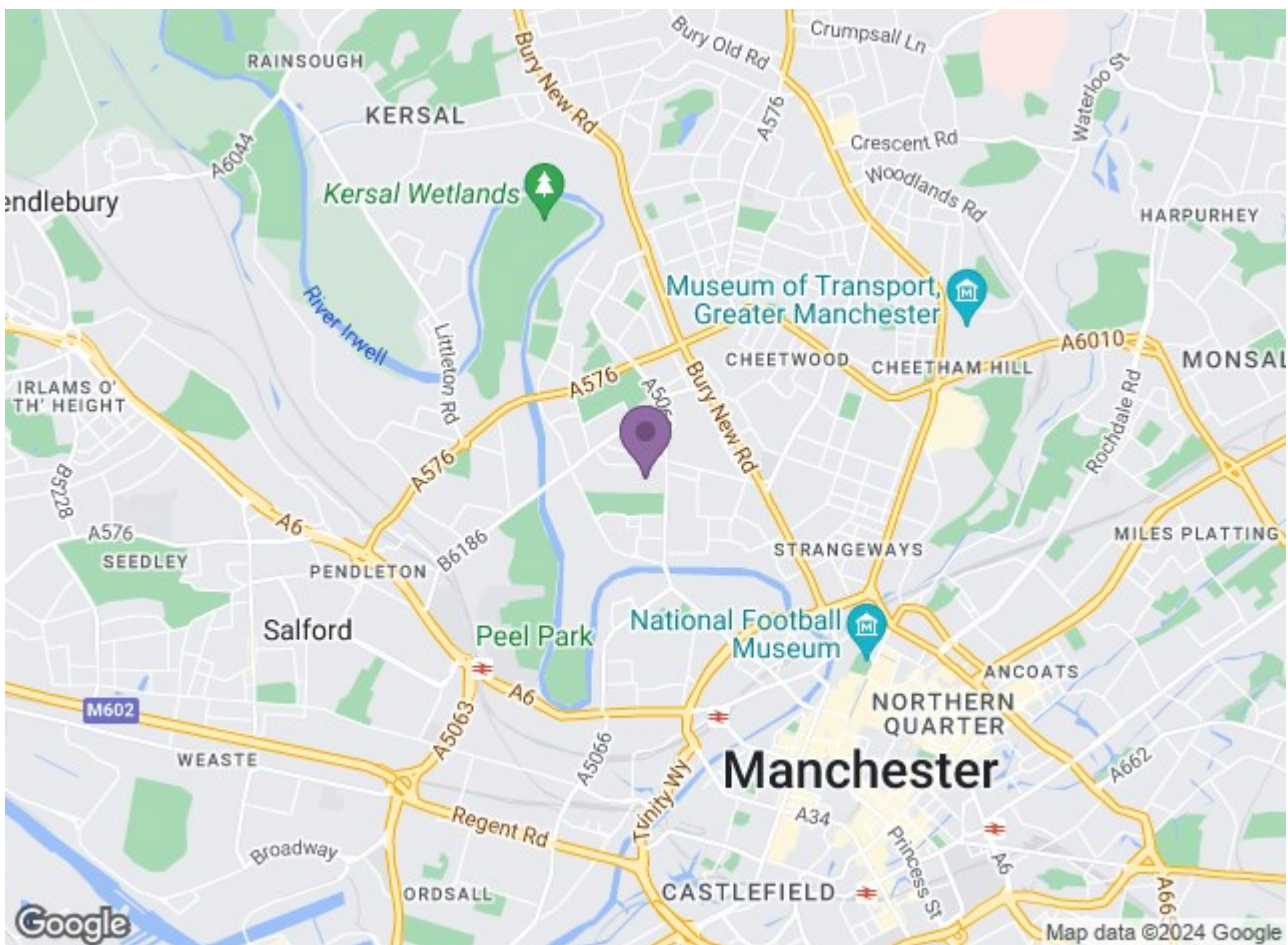


GROUND FLOOR  
524 sq. ft. (48.7 sq.m.) approx.

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 content, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This is not a contract document and should not be used as a basis for any proposed purchase. The floor plan is provided as a guide only and should not be used as a guarantee 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
81	82	G	G

England & Wales

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