



 **3**
Bedrooms

 **3**
Bathrooms



Offered to the market with no onward chain. C & R City are pleased to bring to the market this well presented, three bedroom town house in the highly sort after New Broughton Village. The property comprises of a spacious lounge, kitchen and downstairs shower room to the ground floor, two double bedrooms and a family bathroom suite to the first floor and a master bedroom with master en-suite to the second floor. The property also benefits from parking and a well maintained rear garden.

Location: New Broughton Village is a vibrant community, which covers an impressive 180 acres of land on the eastern side of Salford. Each and every one is finished to the highest standard, creating a place that people are proud to call home. New Broughton is ideally located close to Manchester City Centre, Salford Royal Hospital & MediaCityUK. Excellent transport links are nearby. Viewings are highly recommended!

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Lounge 4.67m x 4.08m (15' 4" x 13' 5")

Bright and Spacious Lounge with French patio doors leading to rear garden. TV points.

Kitchen 3.43m x 1.88m (11' 3" x 6' 2")

Kitchen with modern wall and base units, integrated appliances, laminate flooring. UPVC Double Glazed window to front elevation.

Downstairs Shower Room 1.82m x 0.87m (6' x 2' 10")

Consisting of wash basin, W/C, step in shower. UPVC Double Glazed window to front elevation.

Bedroom Two 2.69m x 4.13m (8' 10" x 13' 7")

A well presented and spacious double room with Juliette balcony to front aspect. Carpet Flooring.

Bedroom Three 3.01m x 4.09m (9' 11" x 13' 5")

Well presented and spacious double room with uPVC double glazed window over looking rear aspect. Carpet flooring.

Bathroom 1.96m x 2.10m (6' 5" x 6' 11")

Bathroom suite comprising of bath with shower over, W/C, wash basin and towel rail. Laminate flooring.

Master Bedroom 3.00m x 4.51m (9' 10" x 14' 10")

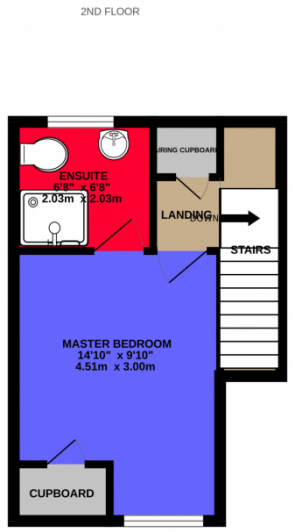
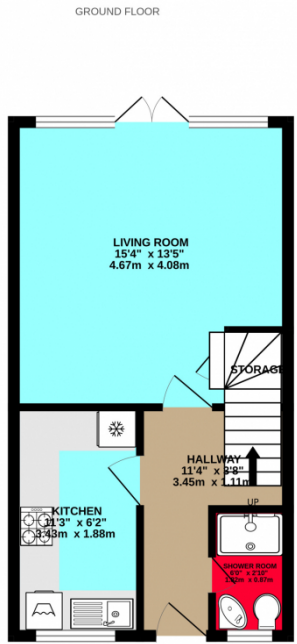
Spacious and well presented double room with plenty of storage and access to the master en-suite.

En-Suite 2.03m x 2.03m (6' 8" x 6' 8")

Suite consisting of shower, W/C, wash basin and sky light.

Additional Information

250 years lease from 1 January 2007. Service Charge: £28.75pcm. Ground Rent: £100 per annum.



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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