



23 Crossbank

Lower Broughton Road | Salford | M7 2GX

Asking Price £190,000

The
GOOD
ESTATE
AGENCY

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2 BED, 2 BATH APARTMENT WITH PARKING. Welcome to this charming two-bedroom apartment located in the desirable area of Crossbank, Salford. Spanning an impressive 645 square feet, this property offers a spacious living environment, perfect for both first-time buyers and investors alike.

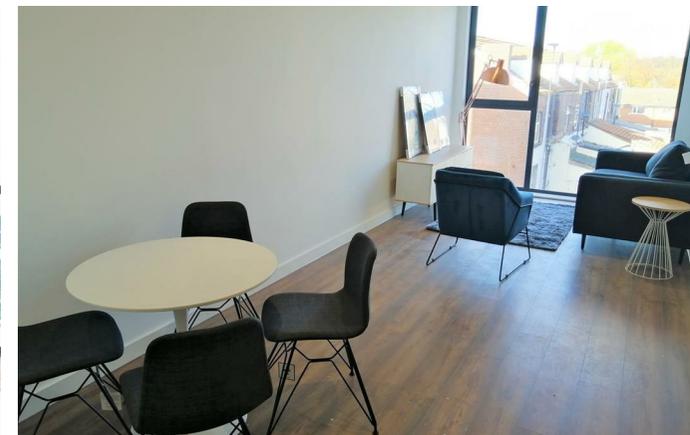
Upon entering, you will find a welcoming entrance hall that features a convenient storage and utility cupboard, ensuring that your living space remains tidy and organised. The apartment boasts a comfortable reception room, ideal for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample space for rest, while the modern bathroom caters to all your daily needs.

This property also includes parking for one vehicle, a valuable asset in this bustling area. Currently let for £1,200 per calendar month until May 2026, it presents an attractive rental yield of 7.6%, making it an excellent investment opportunity.

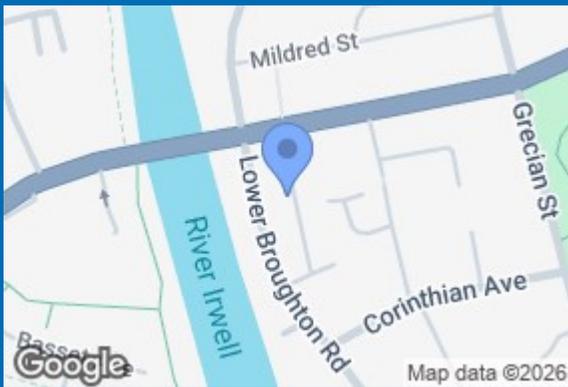
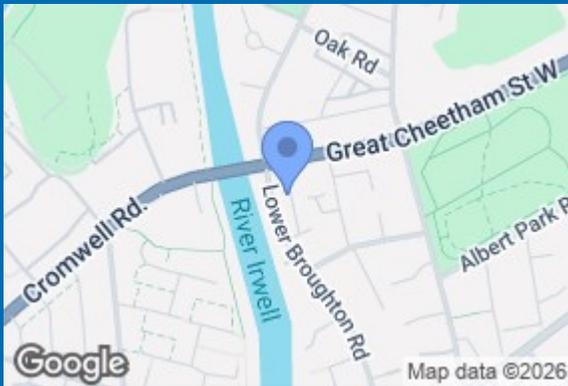
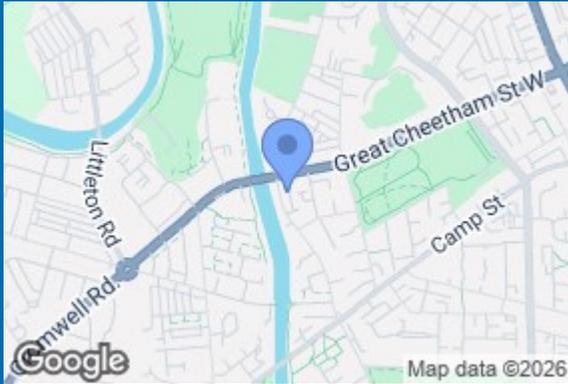
Situated in Lower Broughton, the apartment enjoys a prime location on the banks of the River Irwell, offering picturesque views and a tranquil atmosphere. Residents will appreciate the proximity to Peel Park, a lovely green space perfect for leisurely strolls, as well as Salford University, making it an ideal choice for students and professionals alike. Furthermore, the property benefits from excellent transport links to Manchester city centre, ensuring that you are never far from the vibrant heart of the city.

In summary, this two-bedroom apartment in Crossbank is a fantastic opportunity for those seeking a comfortable home or a lucrative investment in a thriving area. Do not miss the chance to make this property your own. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- SECOND FLOOR
- STYLISH BATHROOM
- PARKING
- RIVERSIDE DEVELOPMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- 645 SQ FT
- CURRENTLY LET FOR £1,200PCM UNTIL 12/5/26, ACHIEVING A RENTAL YIELD OF 7.6%
- LOWER BROUGHTON LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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