



# 8 Crossbank

Lower Broughton Road | Salford | M7 2GX

**£1,100 PCM**



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2 BED, FURNISHED WITH PARKING. A stunning two bedroom apartment in Crossbank, Salford. The ground floor property comprises: entrance hall with storage cupboard, master bedroom, second bedroom, bathroom with shower over bath, spacious open plan living & dining room & 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
- GROUND FLOOR
- STYLISH BATHROOM
- PARKING
- NEWLY COMPLETED
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 699 SQ FT
- RIVERSIDE DEVELOPMENT
- LOWER BROUGHTON LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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