

1 Crossbank

Lower Broughton Road | Salford | M7 2GX

Asking Price £175,000

The GOOD ESTATE AGENCY

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The Apartment

Occupying a first-floor position within Crossbank, an established riverside development in Lower Broughton, this attractive two-bedroom apartment offers approximately 602 sq ft of well-proportioned accommodation, complemented by the added benefit of a private terrace/garden area.

Currently let at £1,100 per calendar month, the property presents an appealing opportunity for investors seeking an established income-producing apartment within convenient reach of Manchester city centre.

The accommodation centres around a spacious open-plan living and dining area, providing a comfortable and versatile setting for relaxation, entertaining and everyday living. The adjoining fitted kitchen offers practical workspace and storage, complementing the apartment's functional layout.

Both bedrooms are well-proportioned doubles, providing flexibility for residents, whether accommodating guests, sharing with another professional or creating a dedicated home-working space.

A family bathroom, fitted with a bath and overhead shower, completes the internal accommodation.
One of the property's particularly attractive features is its private terrace/garden area, offering valuable outdoor space and an opportunity to enjoy the surrounding residential environment. This additional amenity distinguishes the apartment from many comparable properties and enhances its appeal to prospective tenants.







- TWO-BEDROOM FIRST-FLOOR RIVERSIDE APARTMENT
- SPACIOUS OPEN-PLAN LIVING & DINING AREA
- PRIVATE TERRACE / GARDEN AREA
- ESTABLISHED RIVERSIDE RESIDENTIAL DEVELOPMENT
- ATTRACTIVE GROSS RENTAL YIELD OF APPROXIMATELY 7.5%
- APPROXIMATELY 602 SQ FT OF ACCOMMODATION
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- FITTED KITCHEN & FAMILY BATHROOM
- CURRENTLY TENANTED AT £1,100 PER CALENDAR MONTH











The Development

Crossbank is an established residential development occupying a convenient position close to the River Irwell in Lower Broughton, Salford.

Offering a quieter residential setting than many of Manchester's more densely populated city-centre developments, Crossbank combines practical apartment living with convenient access to the amenities and attractions of both Salford and Manchester.

The surrounding neighbourhood offers a mixture of residential properties, local amenities and green spaces, making it an appealing location for professionals and residents seeking accessibility without compromising on their immediate surroundings.

Location & Lifestyle

Lower Broughton enjoys a convenient position within Greater Manchester, providing access to Manchester city centre, Salford's commercial districts and a wide range of employment, education and leisure opportunities.

The University of Salford is within easy reach, while nearby Peel Park provides attractive landscaped green space, riverside walking routes and recreational facilities.

Manchester city centre, including the popular Spinningfields business district, is accessible via the surrounding road and public transport network, placing an extensive selection of restaurants, cafés, bars, shops and cultural attractions within convenient reach.

The wider area also benefits from established transport connections across Greater Manchester, making Crossbank a practical location for those commuting to Manchester, Salford and surrounding employment centres.

The combination of riverside surroundings, private outdoor space and convenient access to the city contributes to the property's appeal within the local residential rental market.

Investment Opportunity

Currently let at £1,100 per calendar month, the apartment generates an annual rental income of £13,200.

Based on the asking price of £175,000, this represents an attractive gross rental yield of approximately 7.5%, before service charges, ground rent, maintenance, management fees and other associated ownership costs.

With an existing tenancy in place, the property offers investors the opportunity to acquire an established income-producing asset without the immediate requirement to source a new tenant.

The apartment's practical two-bedroom layout, private outdoor space and proximity to Manchester city centre further contribute to its investment appeal.

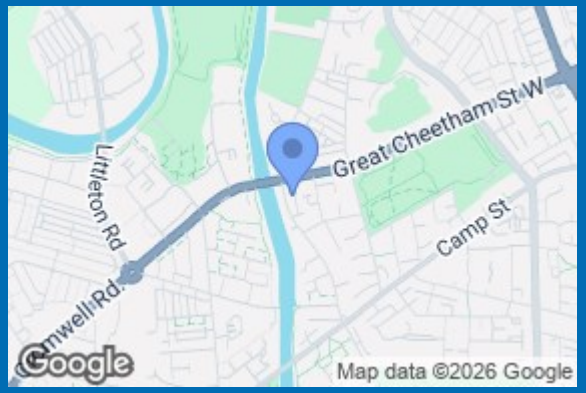
For purchasers seeking to expand an existing residential portfolio or acquire their first buy-to-let investment, Crossbank offers an opportunity to secure a tenanted apartment in an established Greater Manchester location.

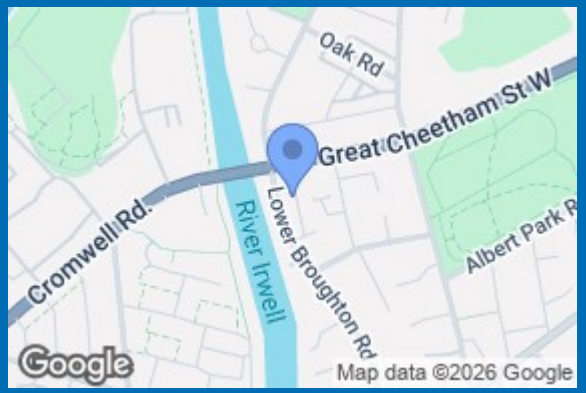
Arrange a Viewing

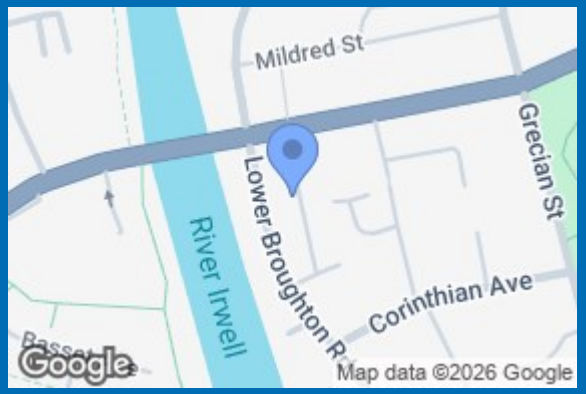
For further information about this attractive riverside investment opportunity, including details of the existing tenancy and associated leasehold arrangements, please contact The Good Estate Agency.

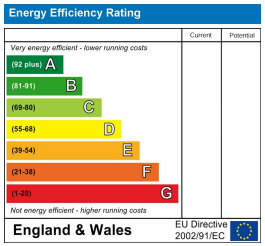
Our experienced sales team will be pleased to assist with your enquiry and arrange a viewing, subject to the appropriate notice being provided to the existing tenants.

Own a Property at Crossbank?









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