



39 Crossbank

Lower Broughton Road | Salford | M7 2GX

£1,050 PCM

The
GOOD
ESTATE
AGENCY

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2 BED, FURNISHED WITH PARKING. A stunning two bedroom apartment in Crossbank, Salford. The third floor property comprises: entrance hall with storage cupboard, master bedroom, second bedroom, bathroom with shower over bath, spacious open plan living & dining room with access to private terrace / garden area & 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
- THIRD FLOOR
- STYLISH BATHROOM
- PARKING
- LOWER BROUGHTON LOCATION
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 643 SQ FT
- RIVERSIDE DEVELOPMENT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(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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