



13 Crossbank

Lower Broughton Road | Salford | M7 2GX

£1,100 PCM

The
GOOD
ESTATE
AGENCY

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Salford | M7 2GX
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2 BED, FURNISHED WITH PARKING. A stunning, newly completed two bedroom apartment in Crossbank, Salford. The 1st floor property comprises: entrance hall with storage cupboard, master bedroom with en suite shower room, second bedroom, bathroom with shower over bath, spacious open plan living & dining room with Juliet balcony & 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. Photos show images of a similar apartment on the same floor.

- TWO BEDROOMS
- 1ST FLOOR
- STYLISH BATHROOM & EN SUITE TO MASTER BEDROOM
- PARKING
- NEWLY COMPLETED
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 692 SQ FT
- RIVERSIDE DEVELOPMENT
- LOWER BROUGHTON LOCATION



| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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