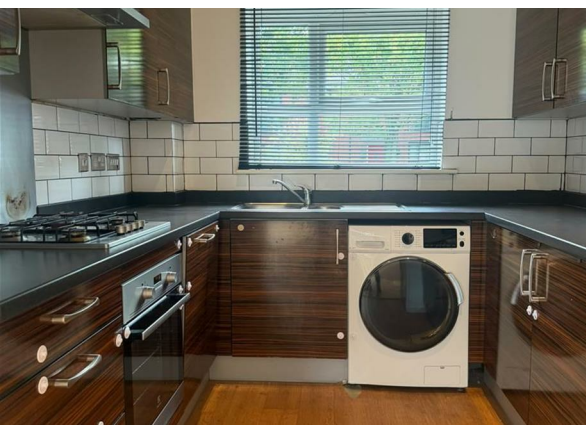


Broughton Lane, Salford, M7 1UE

£1,350 Per Month

Council Tax Band: B



Situated in the popular Lower Broughton area of Salford, this well-presented three-bedroom family home offers spacious accommodation, a private rear garden and convenient access to Manchester city centre.

The property is ideally positioned for access to a range of local shops, schools, parks and excellent transport links. Salford Central, Salford Crescent and Manchester Victoria are all within easy reach, while regular bus services provide convenient connections into Manchester and surrounding areas.

Property briefly comprises:

Ground Floor

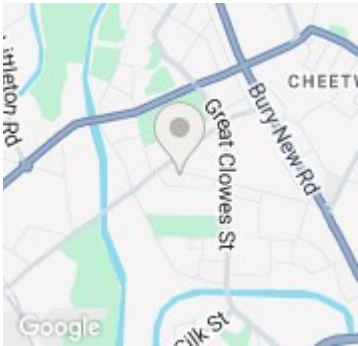
- Welcoming entrance hallway
- Downstairs WC
- Spacious open-plan living area with Velux windows, providing plenty of natural light
- Modern fitted kitchen with a range of integrated appliances and white goods, including a dishwasher
- Access to a private rear garden
- Garden shed providing useful additional storage

First Floor

- Two spacious double bedrooms
- Third single bedroom with built-in wardrobes



Open House South Manchester



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	