

1 Crossbank

Lower Broughton Road | Salford | M7 2GX

Asking Price £175,000

The GOOD ESTATE AGENCY

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2 BEDROOM APARTMENT WITH GARDEN. Welcome to this charming two-bedroom apartment located in the desirable area of Crossbank, Salford. Situated on the first floor, this well-appointed residence offers a generous living space of 602 square feet, making it an ideal choice for individuals or small families seeking comfort and convenience.

As you enter the apartment, you are greeted by a spacious reception room that provides a perfect setting for relaxation and entertaining. The fitted kitchen is both functional and stylish, catering to all your culinary needs. The apartment features two double bedrooms, ensuring ample space for rest and privacy. The bathroom is equipped with a shower over the bath, providing a versatile option for your daily routines.

The apartment is located in Lower Broughton, right on the banks of the River Irwell, offering picturesque views and a tranquil atmosphere. Residents will appreciate the proximity to Peel Park, a lovely green space perfect for leisurely strolls or picnics, as well as the nearby Salford University, making it an excellent choice for students and professionals alike.

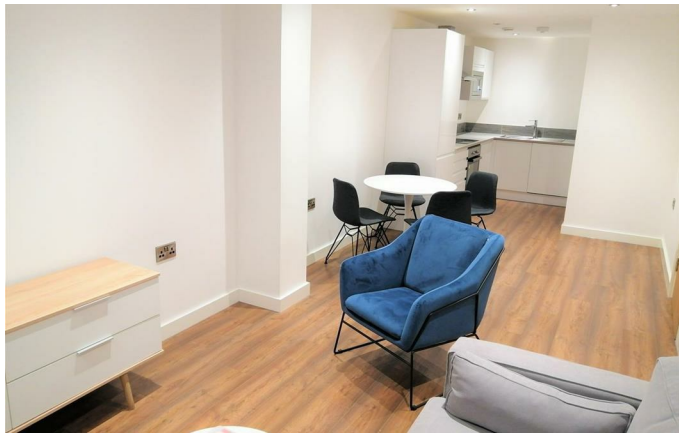
Furthermore, the property benefits from excellent transport links to Manchester city centre, ensuring that you are never far from the vibrant culture, shopping, and dining options that the city has to offer. This apartment presents a wonderful opportunity to enjoy modern living in a prime location. Do not miss the chance to make this delightful property your new home.

The property is currently Tenanted with a rental income of £1,100pcm, achieving an excellent rental yield of 7.5%.

- TWO BEDROOMS
- FIRST FLOOR
- 602 SQ FT
- ACHIEVING A RENTAL YIELD OF 7.5%
- RIVERSIDE DEVELOPMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- STYLISH BATHROOM
- CURRENTLY LET FOR £1,100PCM
- PRIVATE TERRACE / GARDEN AREA
- LOWER BROUGHTON LOCATION







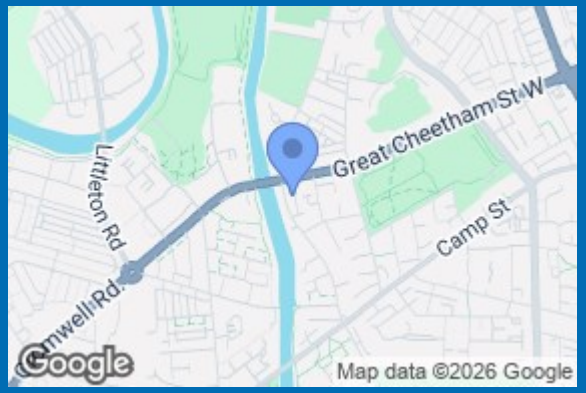


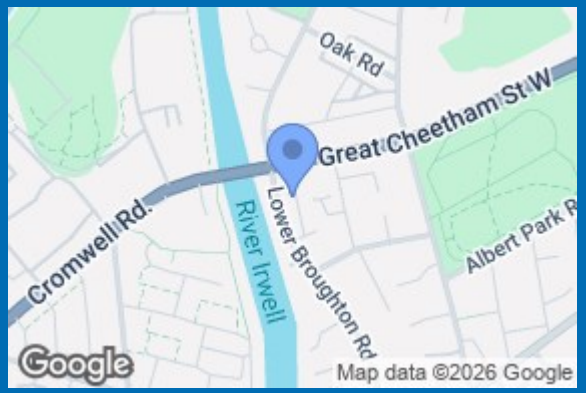


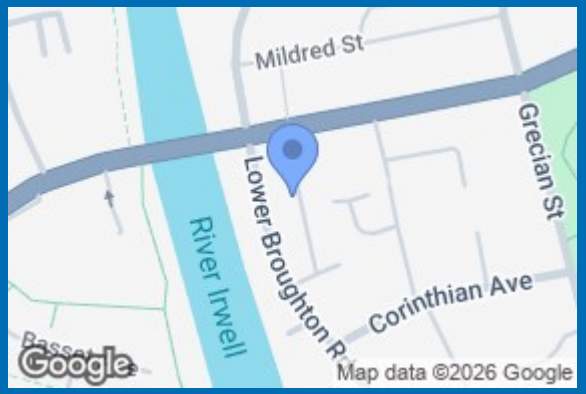


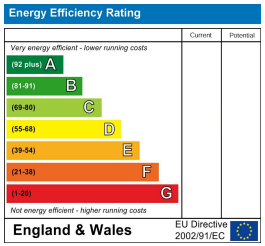












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