

8 Crossbank

Lower Broughton Road | Salford | M7 2GX

Asking Price £165,000

The GOOD ESTATE AGENCY

8 Crossbank

Lower Broughton Road |
Salford | M7 2GX
Asking Price £165,000

2 BEDROOM APARTMENT WITH PARKING. 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 699 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.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. 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 since 27/4/26 with a rental income of £1,200pcm, achieving an excellent rental yield of 8.73%.

- TWO BEDROOM APARTMENT
- 1ST FLOOR
- STYLISH BATHROOM
- PARKING
- RECENTLY BUILT DEVELOPMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- 699 SQ FT
- RIVER VIEWS
- LOWER BROUGHTON LOCATION







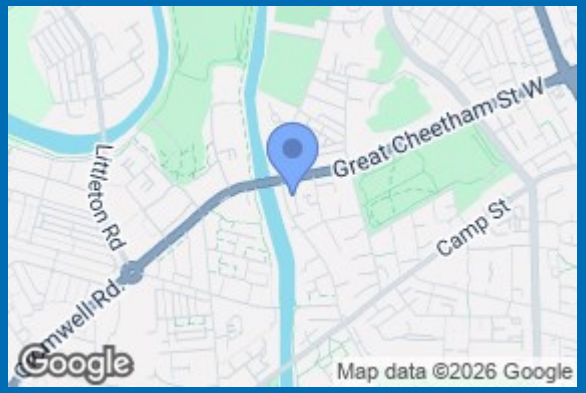


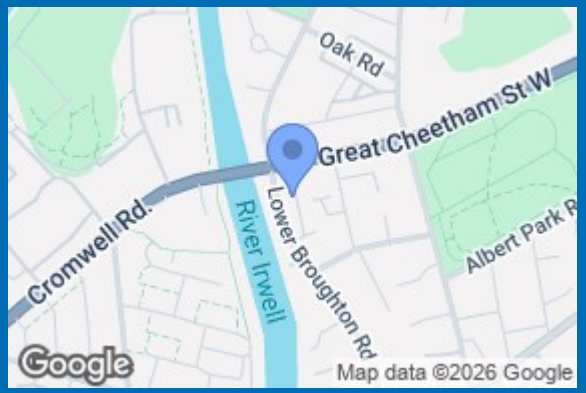


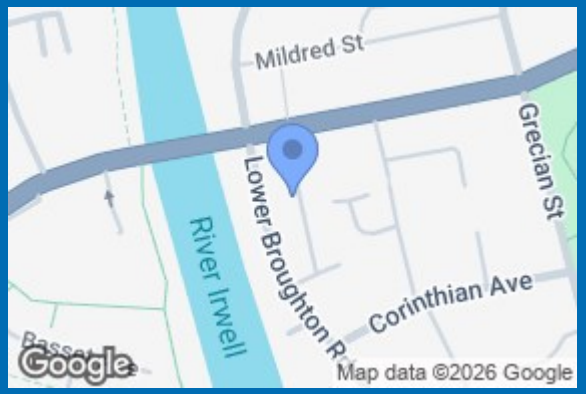














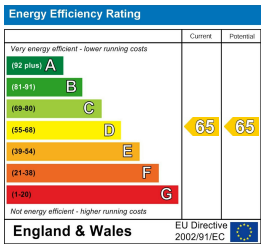
Approximate total area(1)

663 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk