



STOP! Take a look at this **SPACIOUS TWO BEDROOM** apartment that benefits from a 20ft+ open plan lounge/dining kitchen, two **DOUBLE** bedrooms and is available **IMMEDIATELY!** Situated in a popular and accessible location close to good local transport links and amenities the property comprises; entrance hallway, two bedrooms, open plan lounge/dining room and fitted three piece bathroom. Fully double glazed and heated by electric wall heaters. Parking is available to the rear on a first come first service basis. No smokers and no DSS.

**Broughton Road
Salford, M6 6LS**

Monthly Rental Of £675

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Hallway

Ceiling light point, wall-mounted electric radiator and built-in storage.

Lounge 10' 3" x 14' 2" (3.12m x 4.31m)

Double glazed window to the rear, two ceiling light points, wall-mounted electric heater and carpeted floors. Opening into:-

Kitchen 15' 1" x 12' 8" (4.59m x 3.86m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Oven, hob and extractor, space for fridge and space for washing machine.

Bedroom One 13' 6" x 8' 3" (4.11m x 2.51m)

Double glazed window to the rear, wall-mounted electric radiator and ceiling light point.

Bedroom Two 10' 2" x 7' 1" (3.10m x 2.16m)

Double glazed window to the rear, wall-mounted electric radiator and ceiling light point.

Family Bathroom 5' 11" x 11' 2" (1.80m x 3.40m)

Fitted three piece white suite comprising of low level WC, pedestal hand wash basin and bath with electric shower over. Ceiling light points, tiled splashback and lino flooring.

Communal

Communal entrance hallway with access and parking available to the rear.





