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# Ascend

Built on higher standards



Stonehouse Drive, Salford

£1,110 PCM

Welcome to New Broughton Village. New Broughton offers 120 family homes located in Salford and is just a mile to Manchester city centre. With all the amenities on your doorstep, this location is ideal for young couples and families looking for an easy commute.

The beautifully designed Weaver makes a wonderful family home or a spacious haven for couples. The front door leads you straight into the hallway with a WC to one side. Further on is the contemporary open-plan kitchen and dining area. Beyond this is the comfortable living room with plenty of space and fabulous French windows that open out onto the garden. Great news if you enjoy al fresco dining and entertaining.

Upstairs you'll find a generously sized master bedroom, a double bedroom and a single bedroom.

The family sized bathroom features a separate bath and shower. Modern and energy-efficient, the Weaver is built to high standards with beautiful flooring throughout, with fitted alarm systems for extra security and peace of mind.

Whilst this property is a new build property, it has been previously let. All properties are maintained and inspected once a tenant has moved out in order to keep the property to a high standard.

Images are demonstrative of this property type. The images are therefore not plot or site specific and spec may vary slightly. Properties are let unfurnished.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Score	Rating	Score
A	92	A	82
B	83	B	73
C	73	C	63
D	63	D	53
E	53	E	43
F	43	F	33
G	33	G	23