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# Ascend

Built on higher standards



Stonehouse Drive, Salford

£950 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.

If you like the sound of contemporary features, plenty of space and a private garden, this is the home for you. Downstairs, the fully kitted out kitchen with integrated appliances takes up the front of the house. Towards the back, you have the spacious living and dining area leading out to the private garden and patio via lovely French windows.

Upstairs are two generously sized double bedrooms, and a stylish family sized bathroom with bath and shower. With beautiful flooring throughout, this energy efficient home has been built to high standards and, thanks to the fitted alarm system, you can enjoy peace of mind too."

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	
Current	Potential	Current	Potential
Energy EPC	87	Energy EPC	100
Green	B3	Green	B3
Amber	C	Amber	C
Red	D	Red	D
Dark Red	E	Dark Red	E
Black	F	Black	F
White	G	White	G

England & Wales