

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: [contactus@ascendproperties.com](mailto:contactus@ascendproperties.com)

[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



Sussex Street, Salford

£1,200 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.

Get a load of the Longford. This handsome home gives you a spacious and contemporary open-plan kitchen and dining room. Stunning French windows open straight out onto the garden, which is great for outdoor summer parties and ideal for letting in extra light over the winter months. Down the hallway, just opposite the downstairs W/C, we have the sizeable living room, perfect for chilling out.

Upstairs, the three bedrooms include a comfortable master bedroom. The spacious bathroom comes with bath and separate shower, and there's storage space too. The energy-efficient Longford has beautiful flooring throughout, and fitted alarm systems for your 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	
Current	Target	Current	Target
Energy A	Energy B	Carbon A	Carbon B
Energy B	Energy C	Carbon B	Carbon C
Energy C	Energy D	Carbon C	Carbon D
Energy D	Energy E	Carbon D	Carbon E
Energy E	Energy F	Carbon E	Carbon F
Energy F	Energy G	Carbon F	Carbon G
Energy G	Energy H	Carbon G	Carbon H

Energy Efficiency Rating: Current **B**, Target **A** (81 vs 83)  
 Environmental Impact (CO<sub>2</sub>) Rating: Current **B**, Target **A** (83 vs 81)