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# Ascend

Built on higher standards



Wythburn Street, Salford

£1,100 PCM

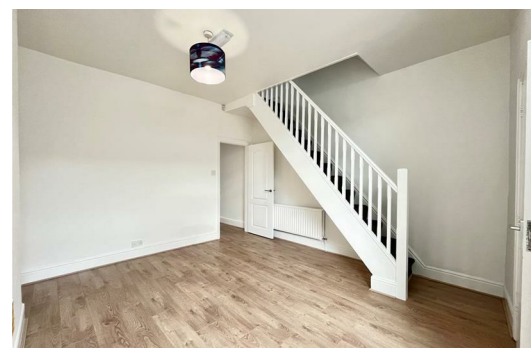
Step inside this recently refurbished TWO bedroom terraced house on Wythburn Street, Salford. The property has been updated throughout, with a clean and modern finish. It offers a practical layout and is ready to move into.

Upon entry, you're greeted with a light, bright entrance hallway that immediately feels welcoming and spacious. There's a cozy front reception room making great space for a lounge or dining room! Beyond this is a versatile reception room that could serve as a dining area, home office, or extra sitting room – basically whatever your heart desires. The modern fitted kitchen sits to the rear, ready for you to whip up anything from a quick breakfast to a Michelin worthy feast!

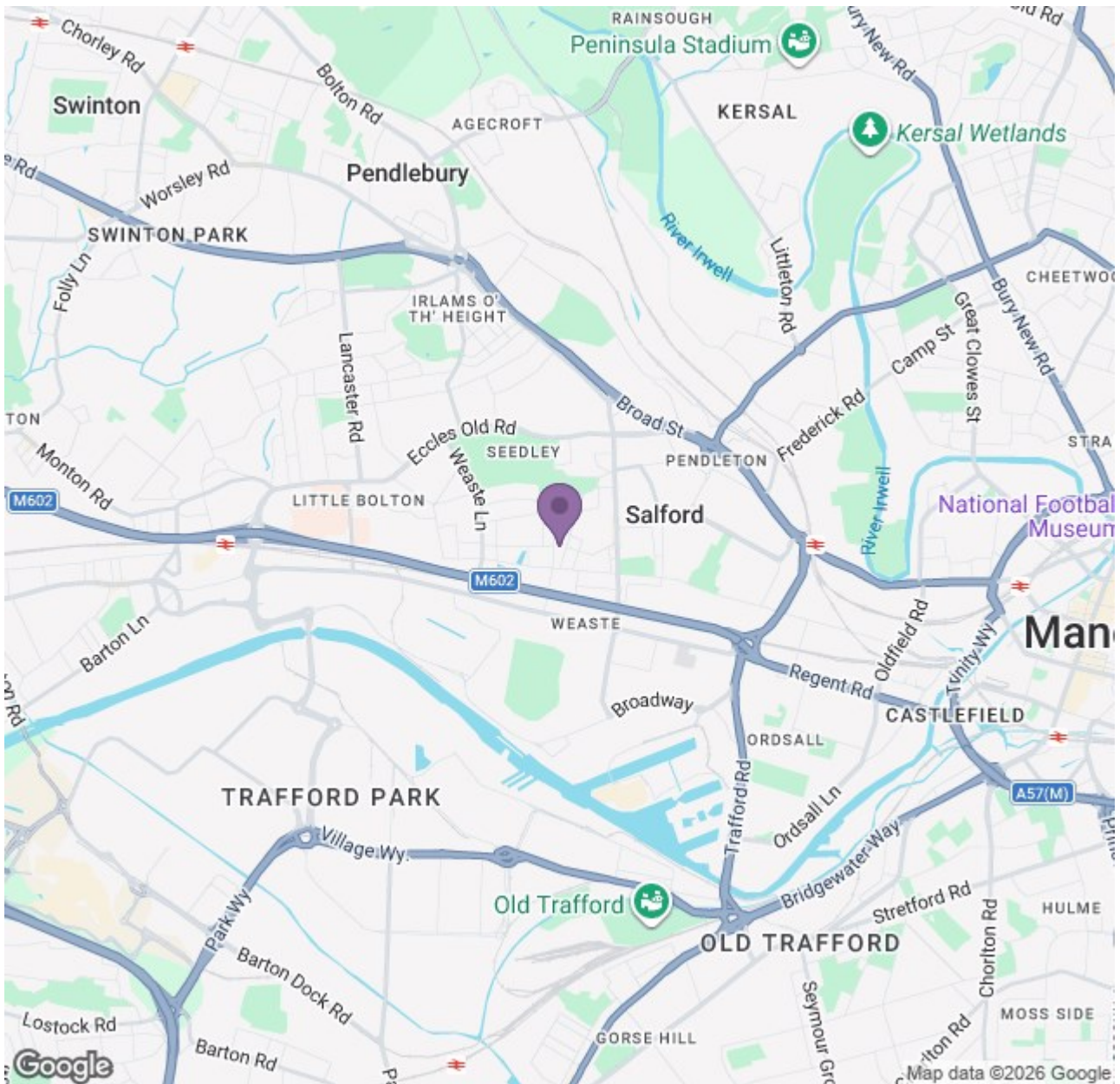
Upstairs, you'll find a stylish modern bathroom with a three-piece suite, offering a bit of luxury every morning, think spa vibes but without the robe and cucumber slices! There's a large double master bedroom, and a single second bedroom, each with plenty of space!

Externally, there's a rear yard, perfect for a barbecue, a few potted plants, or a quiet spot to enjoy a cup of coffee without your neighbours judging your garden gnome collection.

Location-wise, it's hard to beat. Literally on the M602, with direct access to the M62, it's a commuter's dream. Manchester city centre and Salford are just minutes away, so whether you're a young family looking for convenience or a professional couple wanting easy links to work and play, this property ticks all the boxes.







| Energy Efficiency Rating |               | Current | Target |
|--------------------------|---------------|---------|--------|
| A                        | 92-100        |         |        |
| B                        | 81-91         |         |        |
| C                        | 69-80         |         |        |
| D                        | 55-68         |         |        |
| E                        | 39-54         |         |        |
| F                        | 22-38         |         |        |
| G                        | 1-21          |         |        |
| England & Wales          | 2020-2023 EPC | 83      | 87     |

| Environmental Impact (CO <sub>2</sub> ) Rating |               | Current | Target |
|------------------------------------------------|---------------|---------|--------|
| A                                              | 10-20         |         |        |
| B                                              | 21-30         |         |        |
| C                                              | 31-40         |         |        |
| D                                              | 41-50         |         |        |
| E                                              | 51-60         |         |        |
| F                                              | 61-70         |         |        |
| G                                              | 71-80         |         |        |
| England & Wales                                | 2020-2023 EPC | 33      | 37     |