



Clowes Street | Salford | M3 5ND

Asking Price £465,000



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TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT WITH ROOF TERRACE, RIVER VIEWS & PARKING. Welcome to this stunning two-bedroom duplex apartment located in the prestigious The Edge development on Clowes Street. Spanning an impressive 1,130 square feet, this spacious residence offers a perfect blend of modern living and luxurious comfort, all while boasting breathtaking river views.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous open-plan living area, ideal for both relaxation and entertaining. The apartment features two well-appointed bedrooms, each designed to provide a tranquil retreat, along with two stylish bathrooms that ensure convenience and privacy.

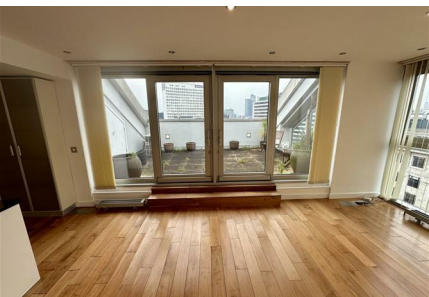
Residents of The Edge benefit from a range of exceptional amenities, including a 24-hour concierge service, providing peace of mind and assistance whenever needed. The beautifully landscaped communal gardens offer a serene escape from the hustle and bustle of city life, perfect for enjoying a leisurely stroll or unwinding outdoors.

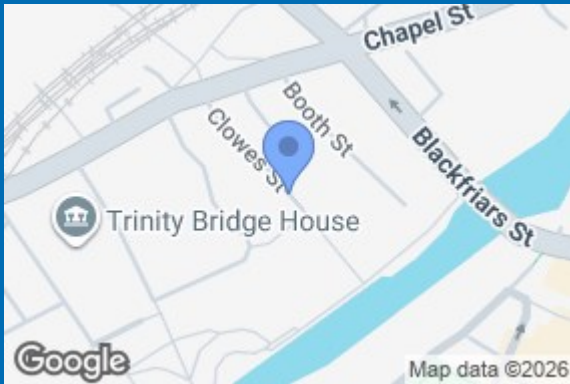
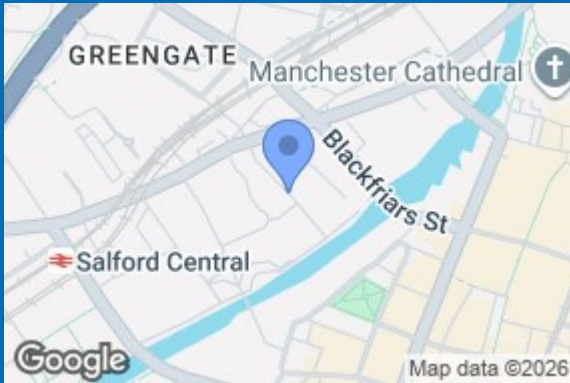
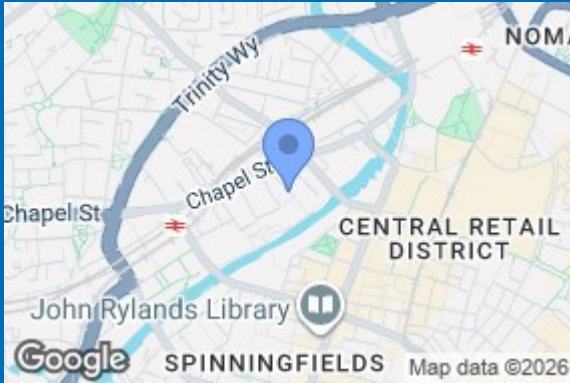
Situated on the banks of the River Irwell, this apartment is ideally located next to the renowned five-star Lowry Hotel and is just a short walk from the vibrant main street of Deansgate. This prime location ensures that you are never far from the best dining, shopping, and entertainment options that the city has to offer.

Additionally, the property includes secure underground parking for one vehicle, adding to the convenience of urban living. This exceptional apartment at The Edge is a rare find and presents an outstanding opportunity for those seeking a stylish and comfortable home in a highly desirable area. Don't miss your chance to make this remarkable property your own.

- TWO BEDROOM DUPLEX APARTMENT
- 1,130 SQ FT
- BATHROOM & EN SUITE TO MASTER BEDROOM
- ROOF TERRACE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- RIVER FACING
- 24 HOUR CONCIERGE
- SECURE UNDERGROUND PARKING
- EXCELLENT VIEWS
- LOCATED CLOSE TO DEANSGATE







Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	79 82
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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