



Clowes Street | | Salford | M3 5ND

**Asking Price £560,000**

The  
**GOOD  
ESTATE**  
AGENCY

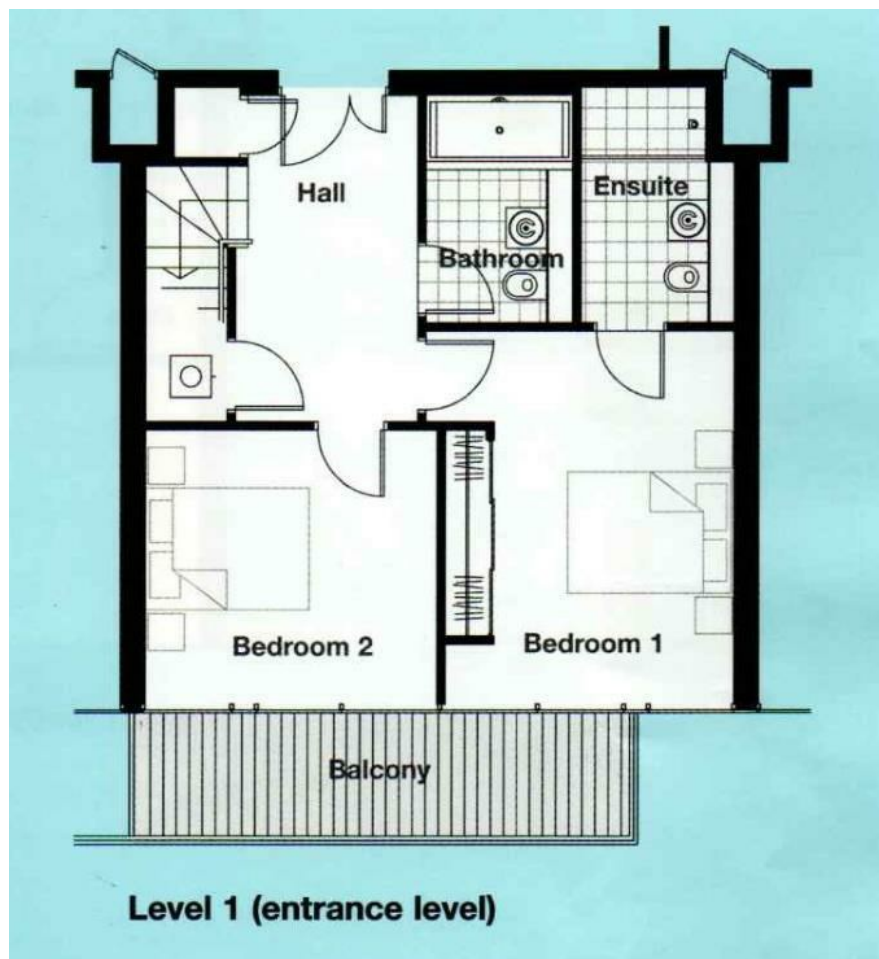


# Clowes Street | Salford | M3 5ND Asking Price £560,000

TWO BED, THREE BATH DUPLEX APARTMENT WITH ROOF TERRACE & PARKING. Welcome to this stunning duplex apartment located at The Edge in Salford, offering a perfect blend of modern living and convenience. Spanning an impressive 1,153 square feet, this spacious residence features two well-appointed bedrooms and three stylish bathrooms, making it ideal for both families and professionals seeking a comfortable urban lifestyle.

As you enter the apartment you are greeted by a bright and airy reception room that provides a welcoming atmosphere for relaxation and entertaining. The highlight of this property is undoubtedly the large private roof terrace, which boasts breathtaking views of the river, offering a serene escape from the hustle and bustle of city life. Imagine enjoying your morning coffee or hosting gatherings with friends against this picturesque backdrop.

- 1,153 SQFT
- 13TH & 14TH FLOORS
- OPEN PLAN LIVING, DINING WITH MODERN KITCHEN
- OUTDOOR TERRACE
- 24 HOUR CONCIERGE
- DUPLEX 2 BEDROOM APARTMENT
- BATHROOM & EN SUITE TO MASTER BEDROOM
- CANADIAN WALNUT FLOORING
- SECURE ALLOCATED PARKING
- WALKABLE TO DEANS GATE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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