



Clowes Street | Salford | M3 5ND

Asking Price £560,000

The
**GOOD
ESTATE**
AGENCY

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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.

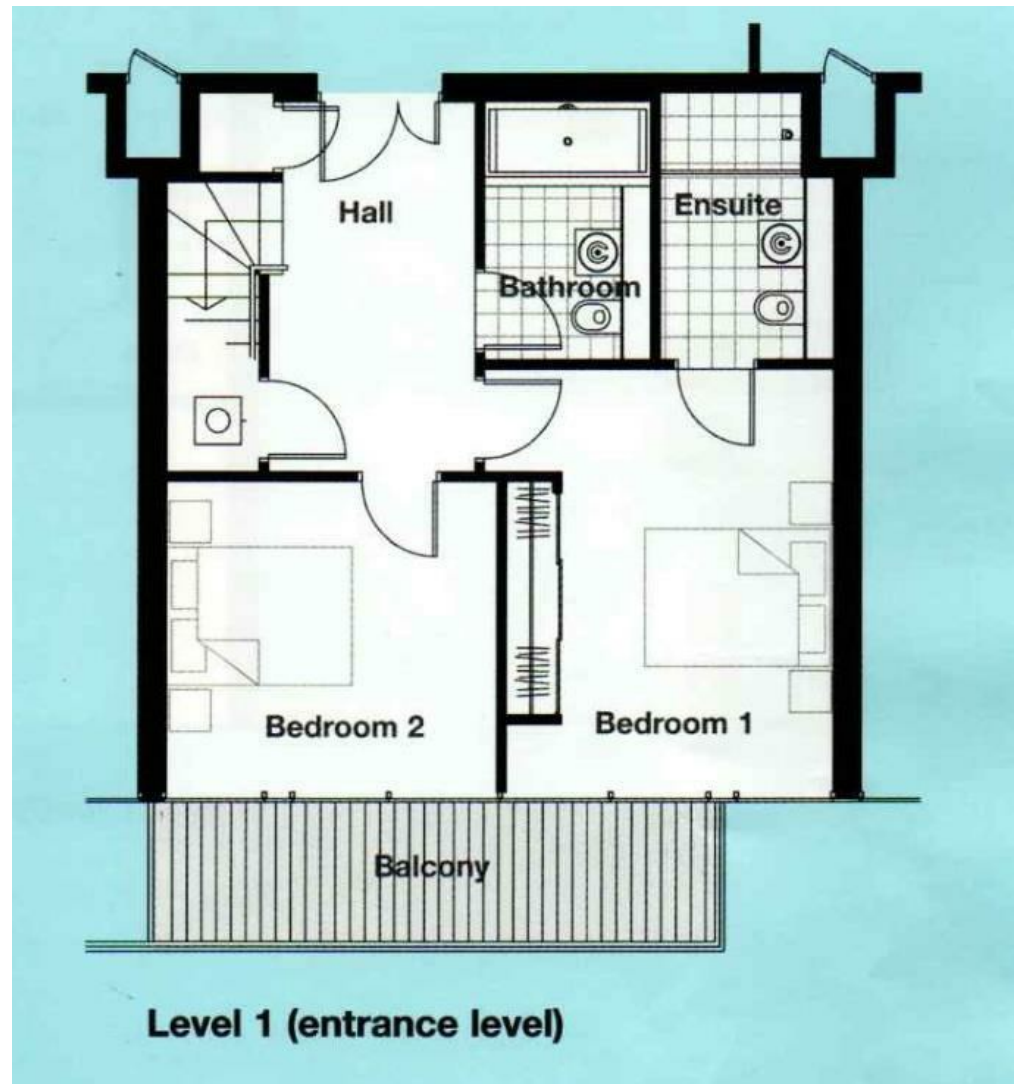
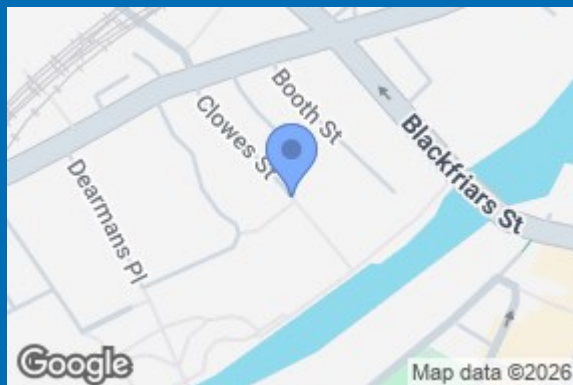
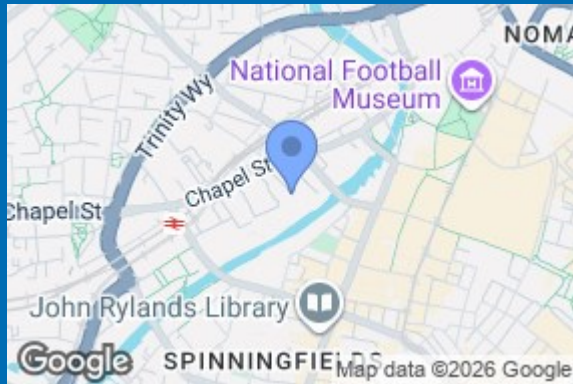
Situated on the 13th floor & 14th floors, this apartment not only provides stunning vistas but also ensures a sense of privacy and tranquillity. The location is superb, being just a stone's throw away from Manchester's main shopping street, Deansgate, where you can indulge in a variety of shops, restaurants, and entertainment options.

Additionally, this pet-friendly apartment allows you to bring your furry companions along, making it a perfect choice for pet owners. With its modern amenities and prime location, this duplex apartment at The Edge is a rare find that combines luxury living with the vibrancy of city life. Don't miss the opportunity to make this exceptional property your new home.

- 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 DEANSGATE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(54-68) 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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