



Clowes Street | | Salford | M3 5ND

**Asking Price £540,000**

The  
**GOOD  
ESTATE**  
AGENCY



# Clowes Street | Salford | M3 5ND Asking Price £540,000

Welcome to this stunning apartment located on Clowes Street in the vibrant area of Salford, only a short walk to Manchester city centre and the city's main shopping street, Deansgate. This prestigious development, built in 2005, offers a modern living experience in a desirable riverside location. Spanning an impressive 1,533 square feet, this spacious apartment with balcony features two well-appointed bedrooms and two contemporary bathrooms, making it ideal for individuals, sharers and small families.

As you enter the property through the hall, you are then greeted by a bright and airy reception room that provides a perfect space for relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The open-plan layout seamlessly connects the living area to the dining space and modern, fully-fitted kitchen, enhancing the overall sense of space and comfort.

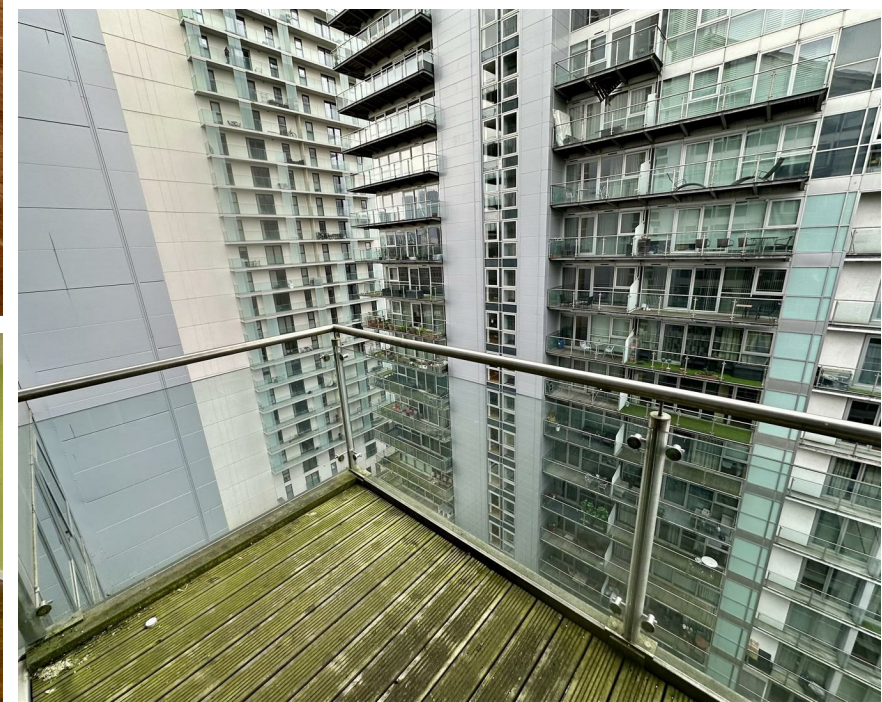
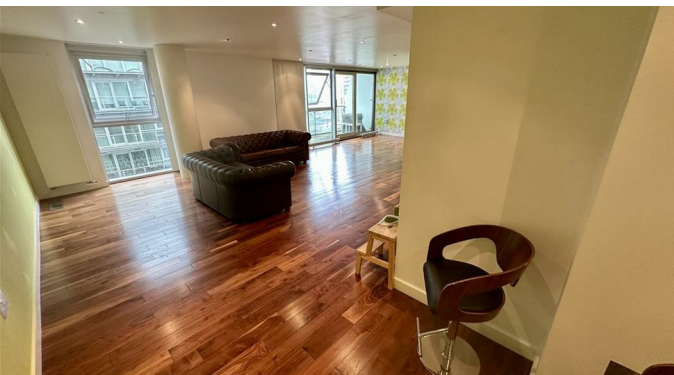
- DUPLEX APARTMENT
- 1,533 SQ FT
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM & DRESSING ROOM
- HOUSE BATHROOM
- 24 HOUR CONCIERGE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- SECOND DOUBLE BEDROOM
- CLOAK ROOM
- SECURE UNDERGROUND PARKING



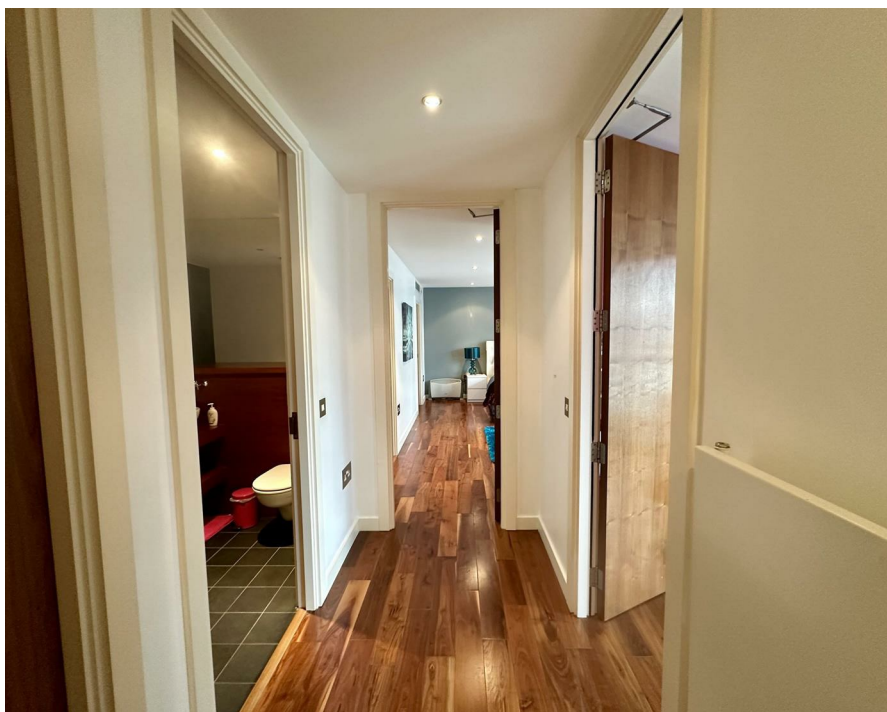


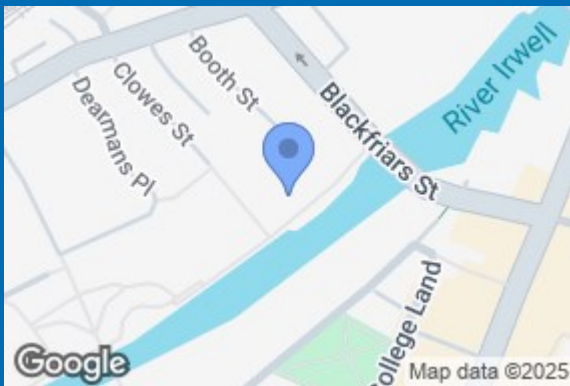












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

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