



Clowes Street | Salford | M3 5ND

Offers Over £495,000

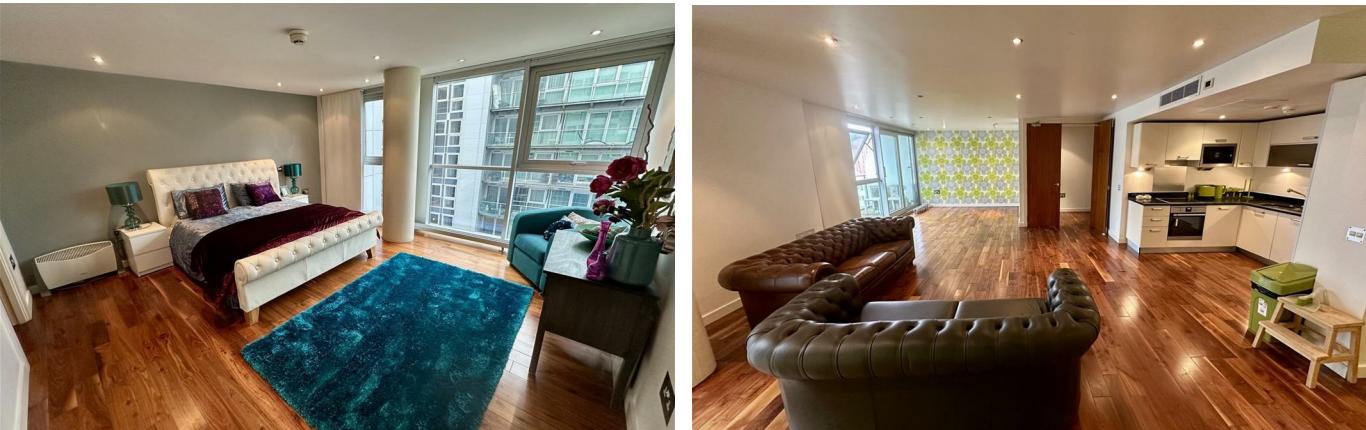


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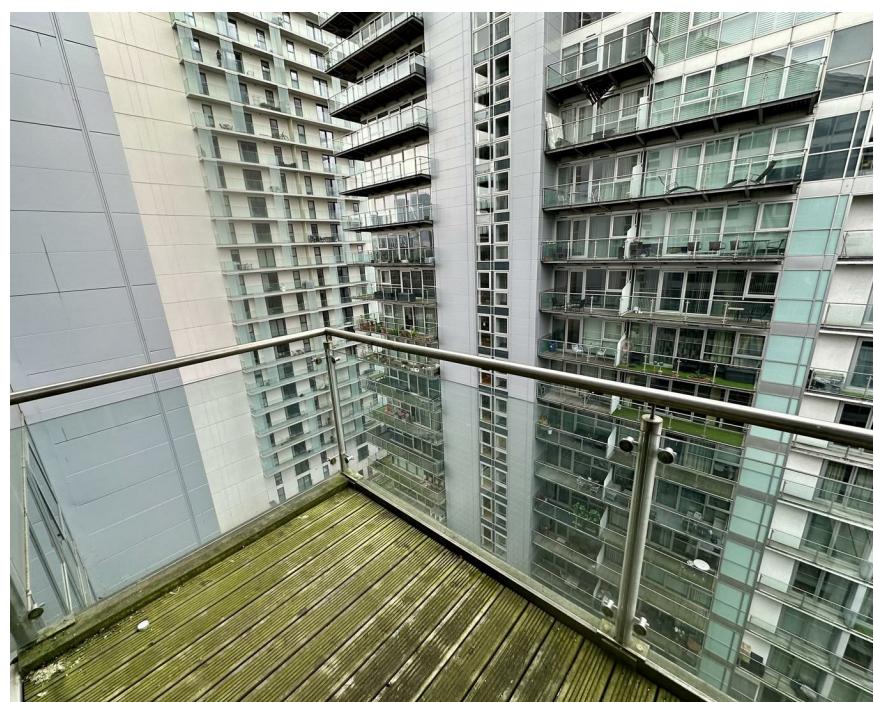
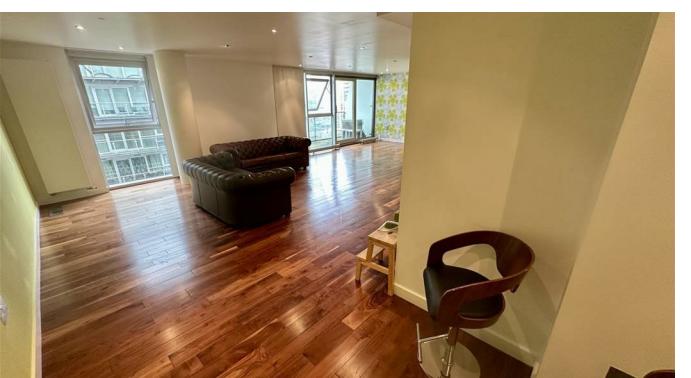
TWO BED, THREE BATH DUPLEX APARTMENT WITH TWO BALCONIES & PARKING. Welcome to this stunning apartment located on Clowes Street in the vibrant area of Salford, only a short walk to Manchester city centre and the city's main shopping street, Deansgate. This prestigious development, built in 2005, offers 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.

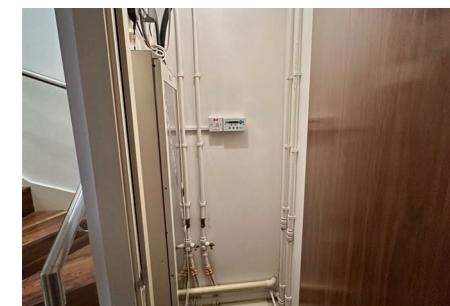
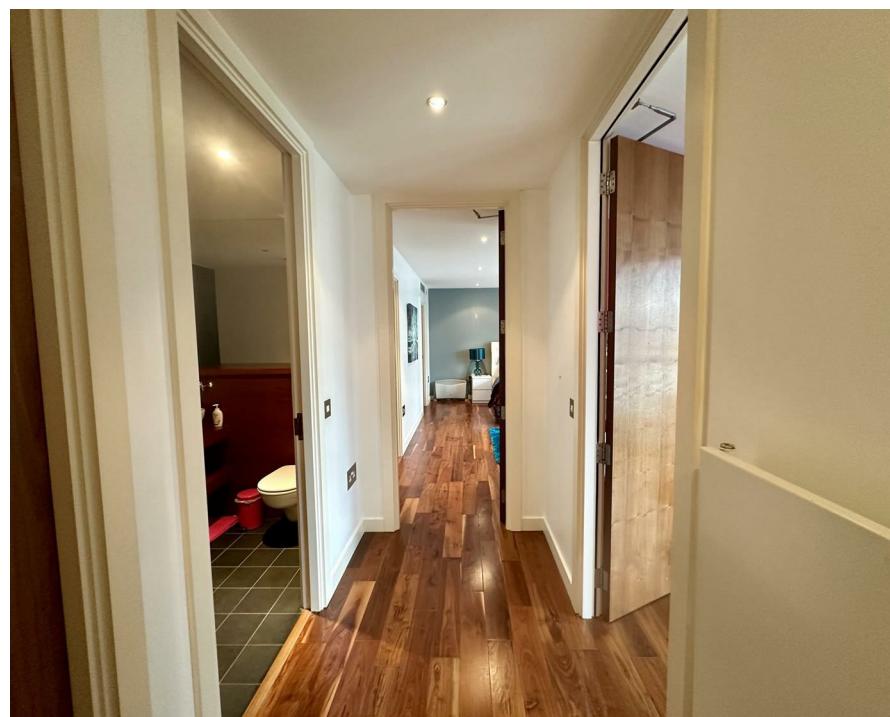
As you enter the property through the hall, you are then greeted by a bright and airy reception room that provides a perfect space for relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The open-plan layout seamlessly connects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

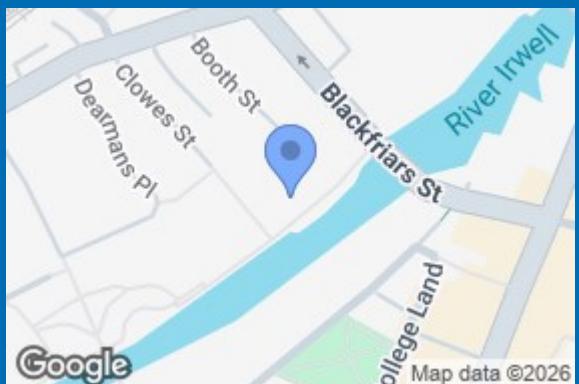
- DUPLEX APARTMENT
- 1,533 SQ FT
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM & DRESSING ROOM
- HOUSE BATHROOM
- 24 HOUR CONCIERGE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BALCONY
- SECOND DOUBLE BEDROOM
- CLOAK ROOM
- SECURE UNDERGROUND PARKING











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		79	82
EU Directive 2002/91/EC			

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