



Clowes Street | | Salford | M3 5NE

**Asking Price £320,000**

The  
**GOOD  
ESTATE**  
AGENCY

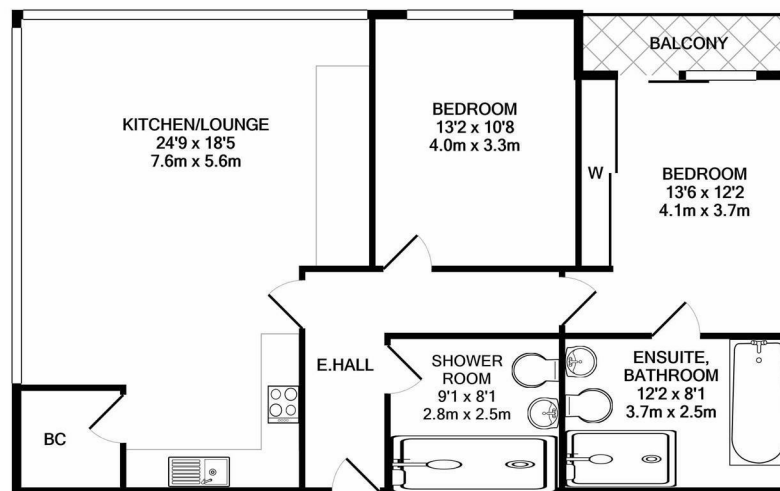


# Clowes Street | Salford | M3 5NE Asking Price £320,000

TWO BED, TWO BATH APARTMENT WITH BALCONY & PARKING. Welcome to The Edge, a prestigious development located on Clowes Street, offering a unique blend of luxury and convenience. This elegant residence features two well-appointed bedrooms and two modern bathrooms, making it an ideal choice for professionals or small families seeking a comfortable living space.

As you enter the apartment, you are greeted by an entrance hall and spacious reception room that provides a perfect setting for relaxation or entertaining guests. The property boasts a prime riverside location, allowing residents to enjoy picturesque views and the soothing sounds of the water. The Edge is situated just a short walk from the vibrant city centre, placing you within easy reach of an array of shops, restaurants, and cultural attractions. Additionally, the renowned 5-star Lowry Hotel is conveniently located nearby,

- TWO DOUBLE BEDROOMS
- 3RD FLOOR
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BUILT IN AUDIO VISUAL SYSTEM
- CURRENTLY LET FOR £1,550PCM UNTIL 4/9/25, ACHIEVING A RENTAL YIELD OF 5.8%
- BATHROOM & EN SUITE
- BALCONY WITH GARDEN VIEWS
- SECURE UNDERGROUND PARKING
- 24 HOUR CONCIERGE
- LOCATED ON THE BANKS OF THE RIVER IRWELL, CLOSE TO DEANS GATE



TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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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