



Clowes Street | | Salford | M3 5NE

Asking Price £165,000

The
**GOOD
ESTATE**
AGENCY

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STUDIO APARTMENT WITH TERRACE & PARKING. Welcome to this charming studio apartment located at The Edge on Clowes Street, Salford. Spanning an impressive 377 square feet, this first-floor residence offers a perfect blend of modern living and convenience.

As you enter, you are greeted by an open plan living and dining area that creates a spacious and inviting atmosphere. The fitted kitchen is well-equipped, making it ideal for both cooking and entertaining. The bedroom area is thoughtfully designed to provide comfort and privacy, while the modern shower room adds a touch of luxury to your daily routine.

One of the standout features of this apartment is the terrace that overlooks the beautifully

- STUDIO APARTMENT
- LIVING, DINING & BEDROOM AREA
- TERRACE
- PARKING
- RIVERSIDE LOCATION
- 1ST FLOOR
- FITTED KITCHEN
- 24 HOUR CONCIERGE
- 376 SQ FT
- CLOSE 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	80	84
	EU Directive 2002/91/EC	

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