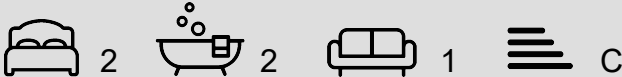




## The Edge, Clowes Street, Salford £270,000

Council Tax: E

Tenure: Leasehold



EWS1 certified with a B1 rating.

Hunters Worsley are delighted to offer for sale this superb two double bedroom apartment. A spacious and superbly presented two-bedroom apartment. Situated in the EWS1 approved and prestigious 'The Edge' development. The property comprises; two double bedrooms, the main bedroom comes with fitted wardrobes and a luxurious, four-piece Villeroy & Boch en suite. The entrance hall has a large storage area and access into the three-piece Villeroy & Boch shower room. Through the entrance hall you will find the impressive open plan living room through to a modern and stylish fully fitted kitchen. This property further benefits from having a balcony. One secure allocated parking space and 24-hour concierge service.

- Two double bedrooms
- Fully fitted modern kitchen
- Open plan lounge, diner and kitchen
- 24/7 Concierge service
- EWS1 certified B1 Rating
- Two bathrooms - Ensuite to the master bedroom
- Balcony access through the lounge
- Secure allocated parking space included
- New flooring throughout
- Located on the River Irwell within walking distance to Deansgate and Spinning fields

