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# Clowes Street, Salford

## £325,000



**HUNTERS**<sup>®</sup>  
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**\*\*\*TWO PARKING SPACES\*\*\*RIVERSIDE VIEWS\*\*\*NO CHAIN\*\*\***

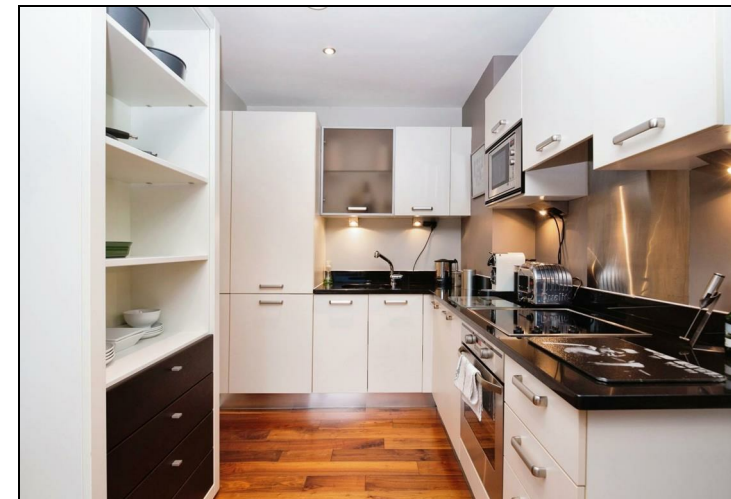
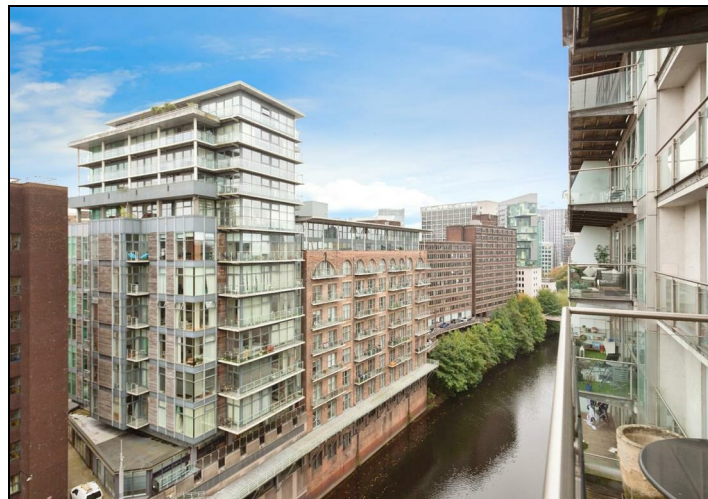
This beautifully presented and spacious two-bedroom apartment offers stunning river views and is located within the prestigious, EWSI-approved development, The Edge. Just a short walk from Manchester city centre and close to Deansgate, this property is perfect for city living and comes with the added benefit of two side by side secure allocated parking spaces and no onward chain.

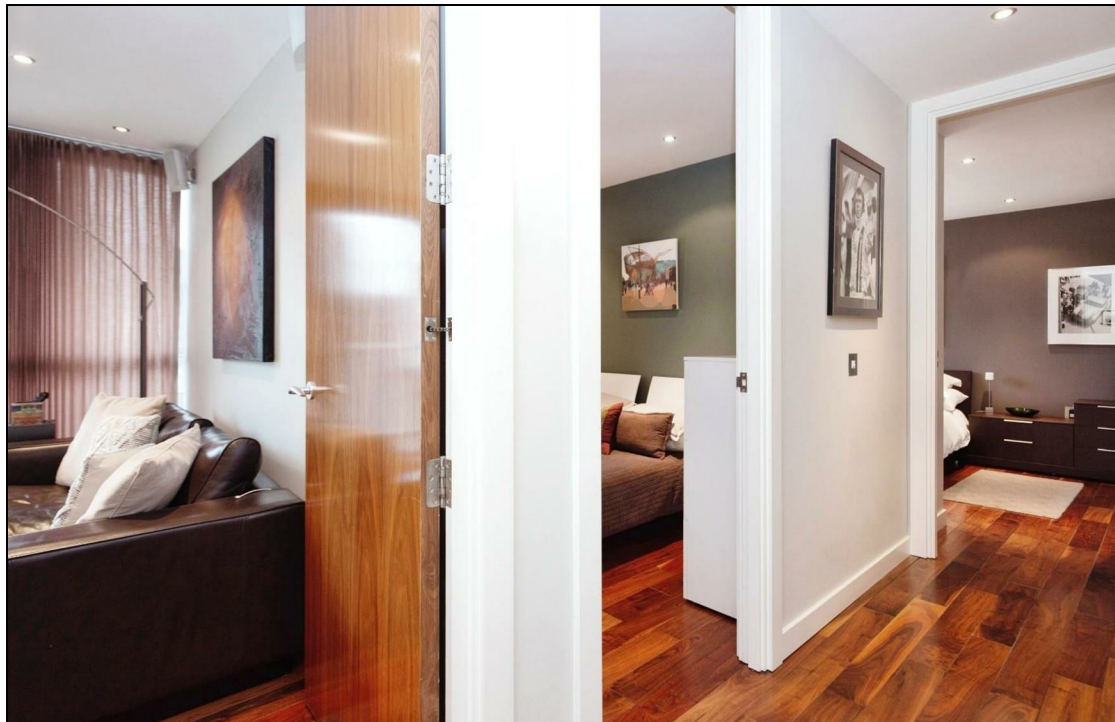
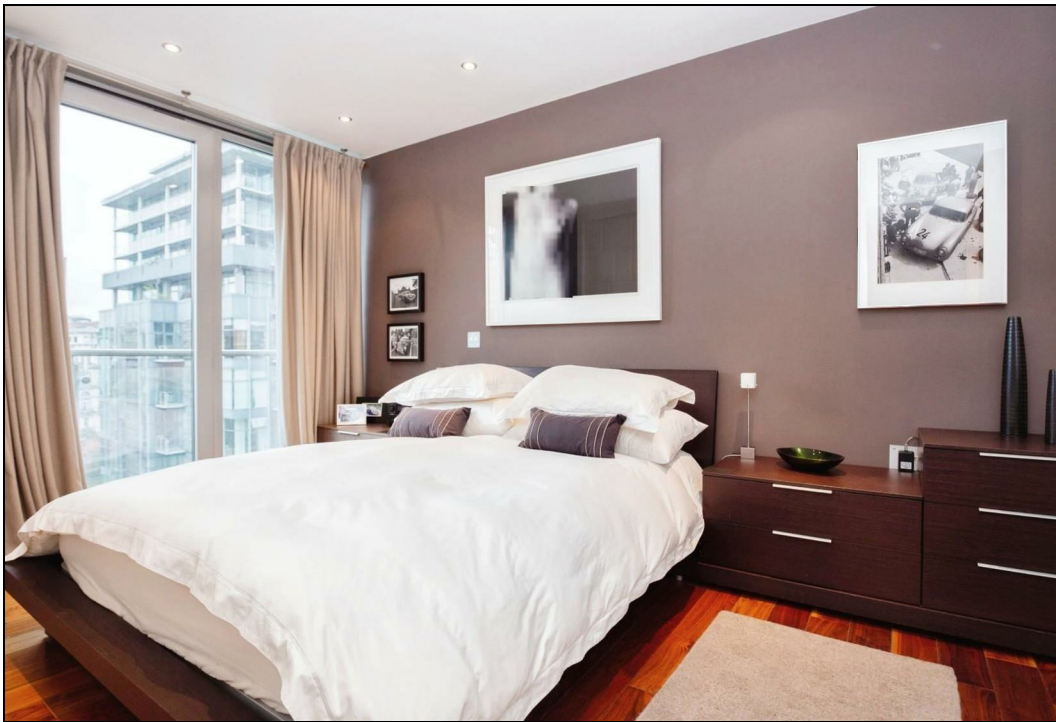
The apartment features two large double bedrooms, including a master bedroom with fitted wardrobes and a luxurious four-piece en-suite wet room. The entrance hall provides generous storage and leads to an additional modern three-piece bathroom. The open-plan living space flows effortlessly into a sleek, fully fitted kitchen, all finished to a high standard, showcasing the exceptional care of its current owners.

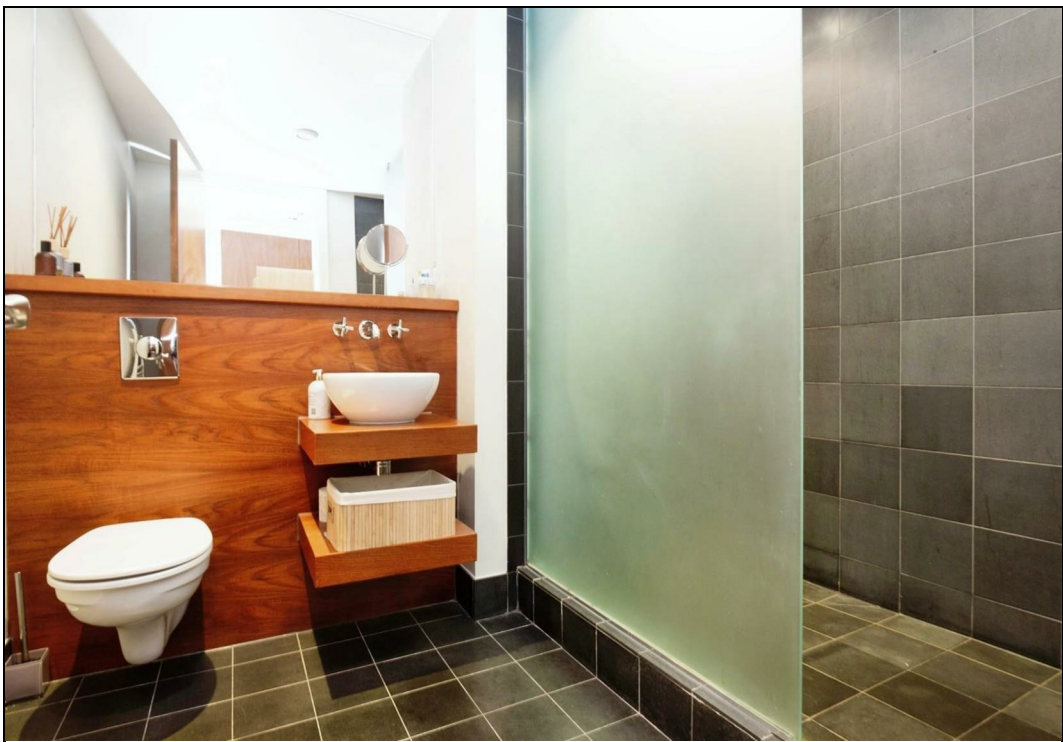
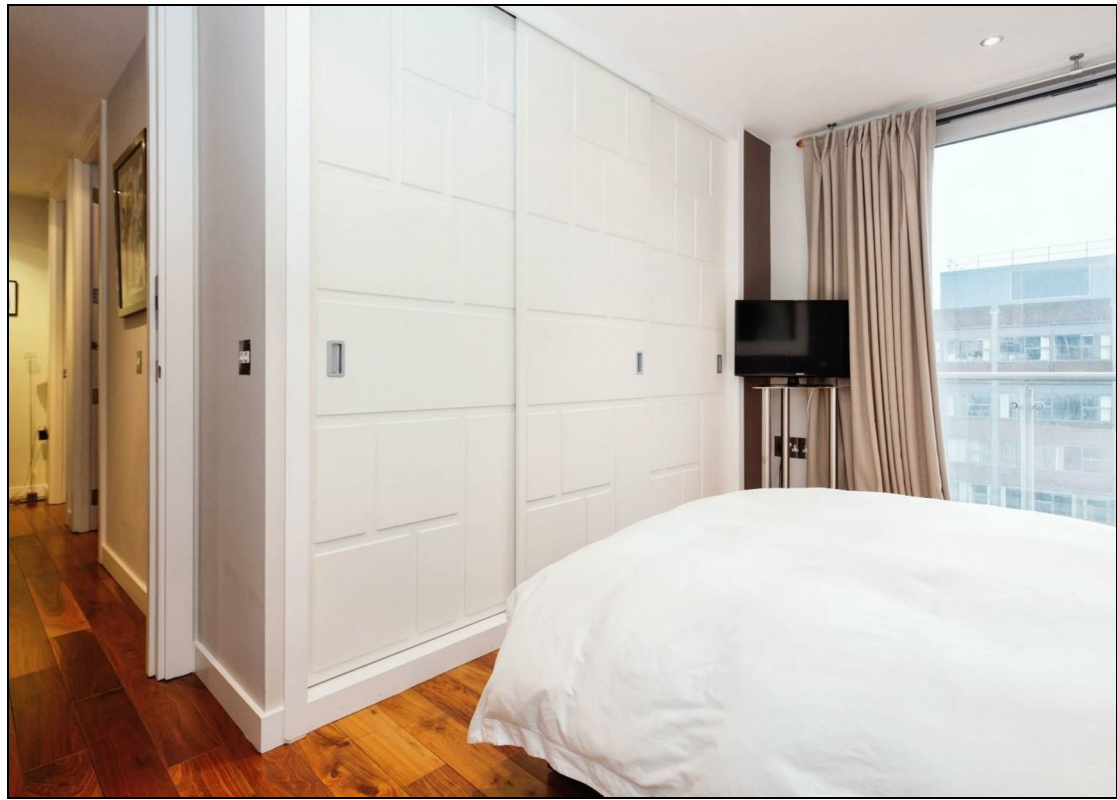
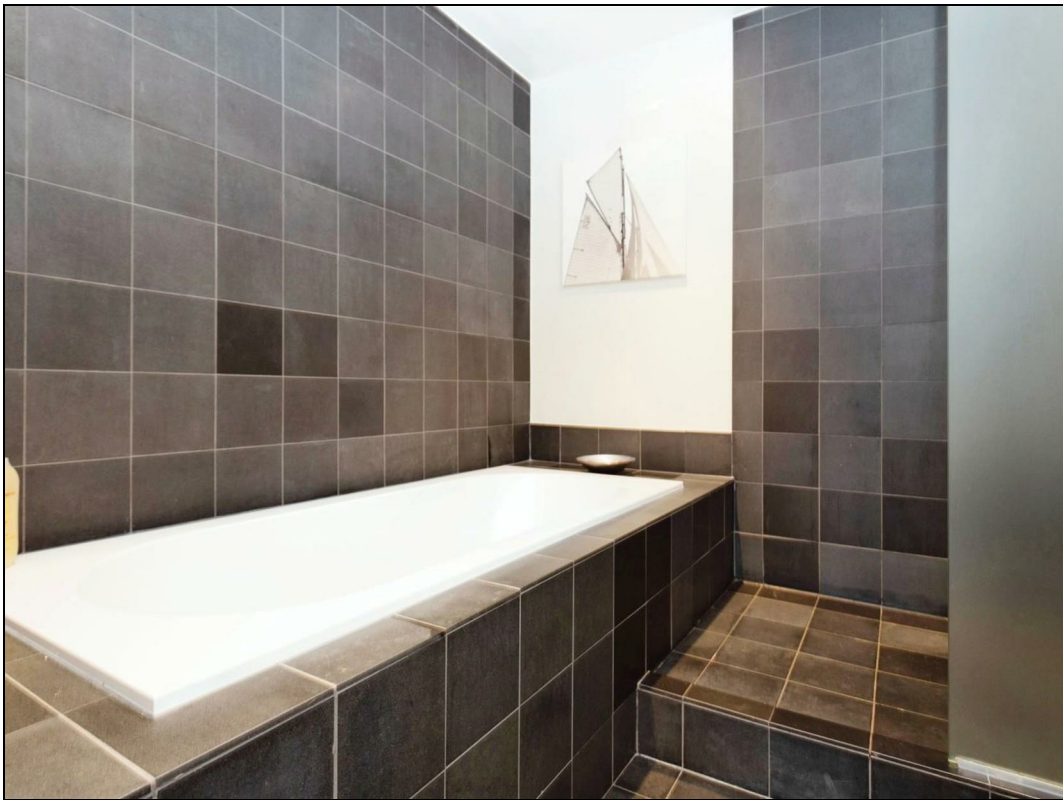
Further highlights include a private balcony with tranquil river views, two secure parking spaces, and the convenience of a 24-hour concierge service, making this an ideal home ready for immediate move-in.

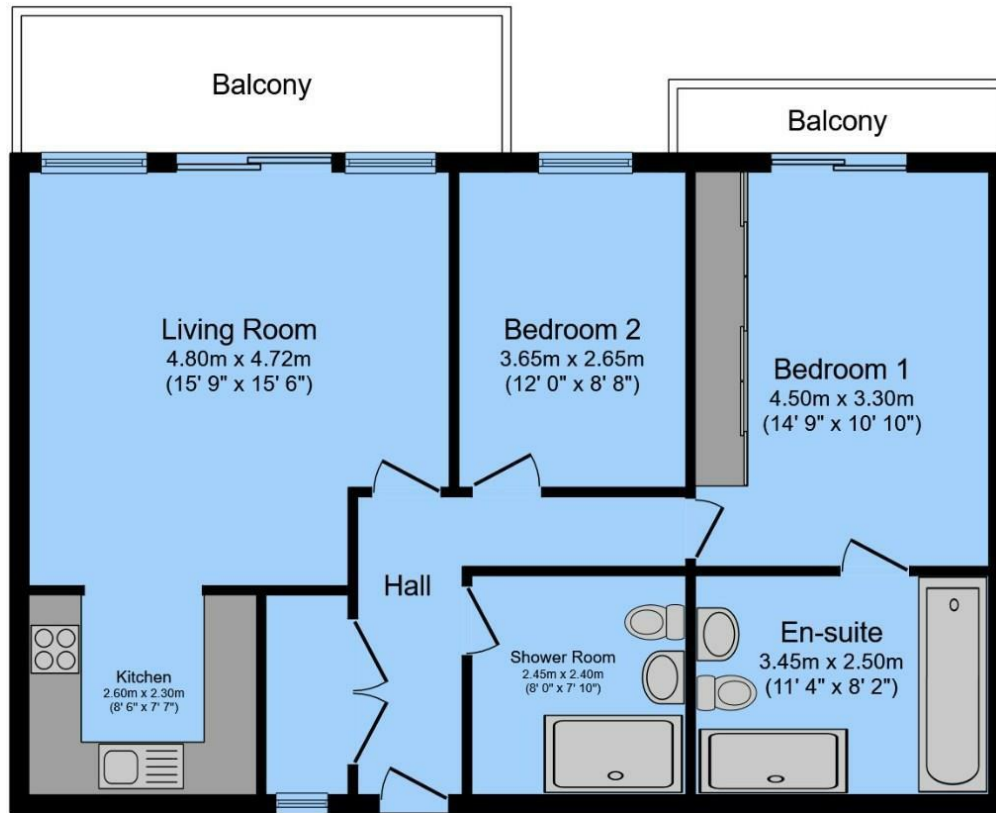
## KEY FEATURES

- TWO SECURE PARKING SPACES
  - NO CHAIN
  - EN SUITE
- WELL PRESENTED
- RIVERSIDE VIEWS
- MOVE IN READY
- CONCIERGE
- TWO BEDROOMS



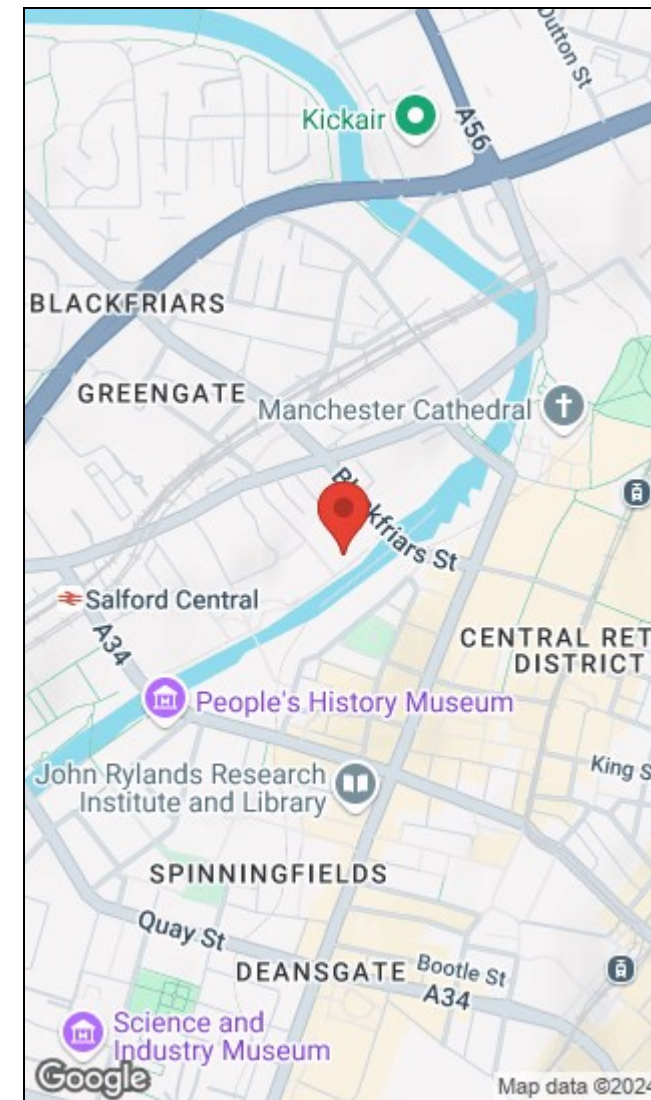






Total floor area 77.7 m<sup>2</sup> (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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