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# Clowes Street, Salford

## £315,000



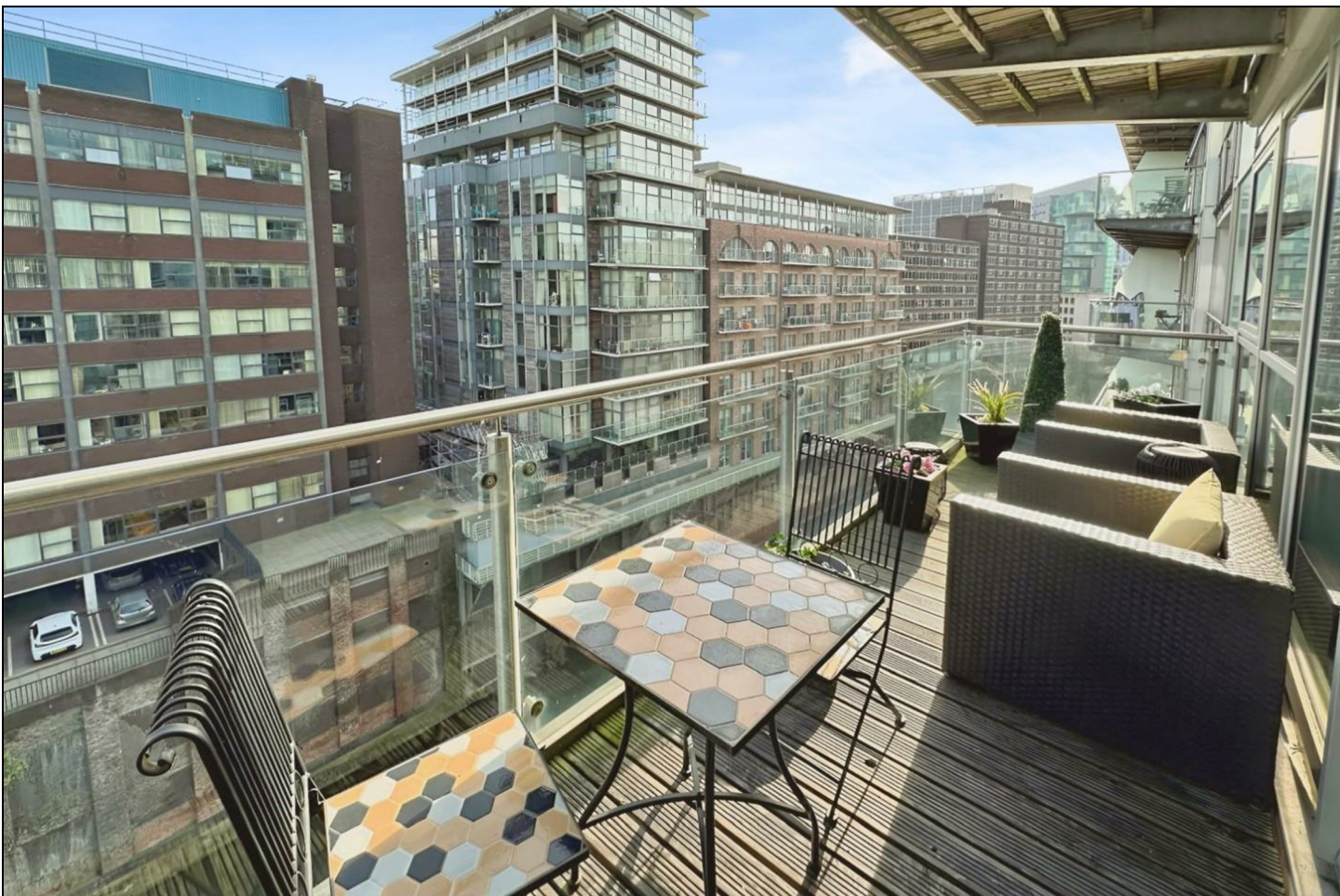
\*\*\*RIVERSIDE VIEWS\*\*\*NO CHAIN\*\*\*

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 a secure allocated parking space 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.

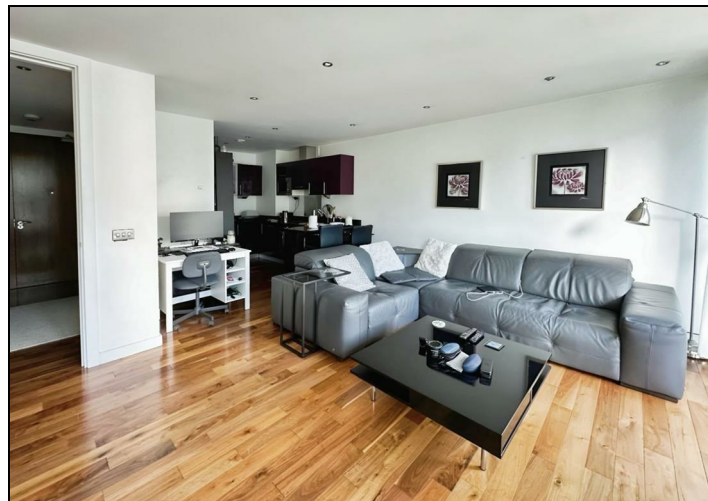
Further highlights include a private balcony with tranquil river views, a secure parking space, and the convenience of a 24-hour concierge service. The property is being offered with furniture and white goods included, with offers considered between £328,000 and £329,000.

This is a fantastic opportunity to acquire a ready-to-move-in home in one of Manchester's most sought-after developments.

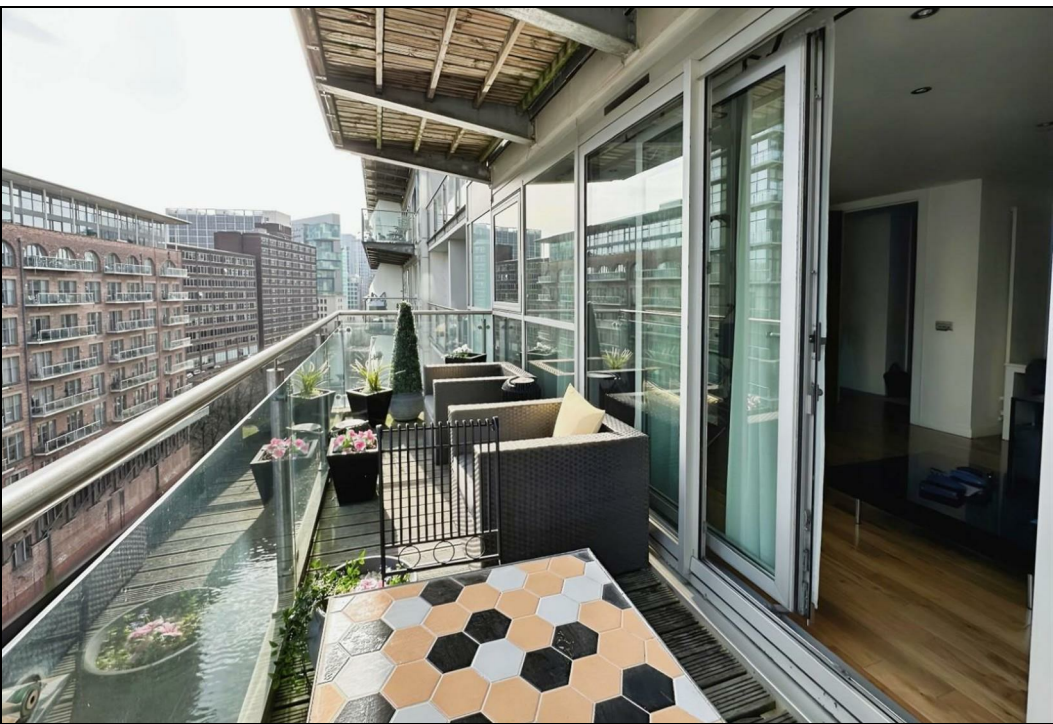


## KEY FEATURES

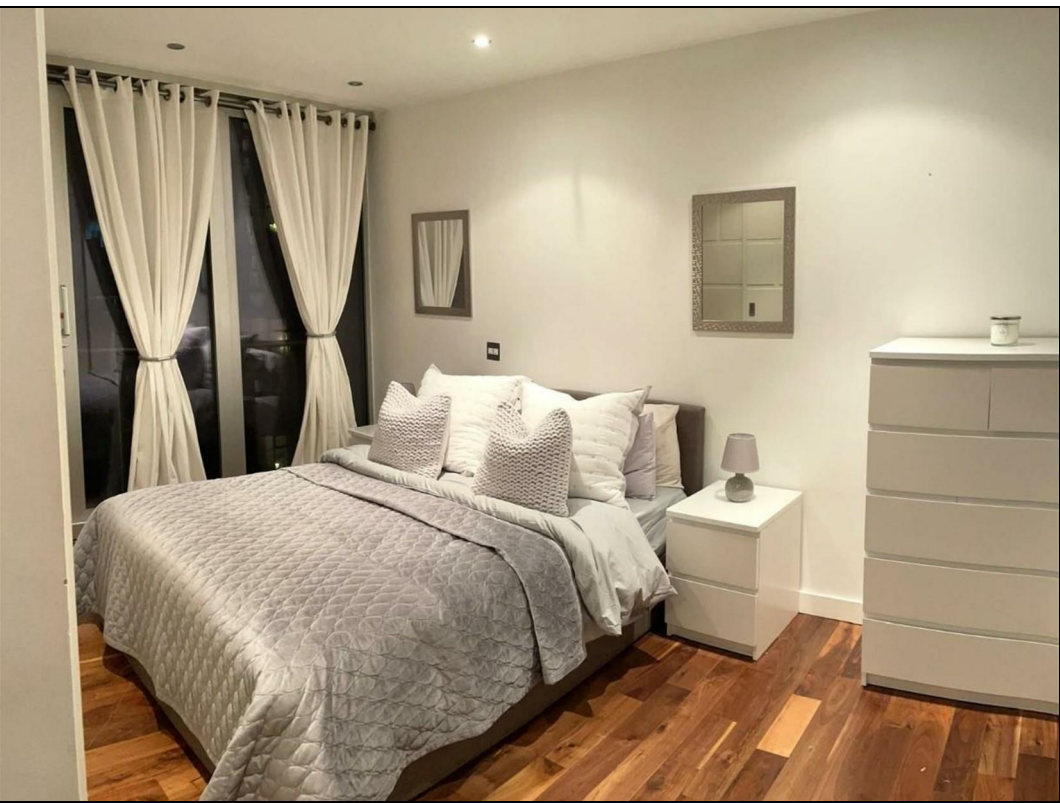
- NO CHAIN
- EN SUITE
- WELL PRESENTED
- RIVERSIDE VIEWS
- MOVE IN READY
- CONCIERGE
- TWO BEDROOMS
- SECURE PARKING SPACE
- UTILITY ROOM

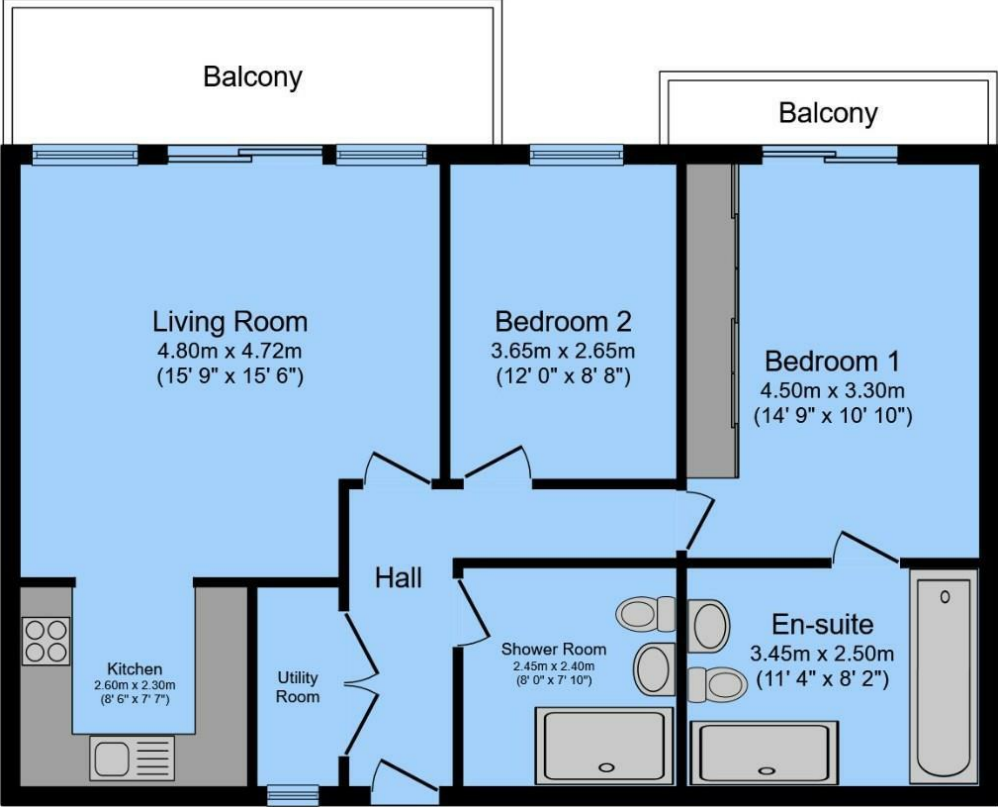






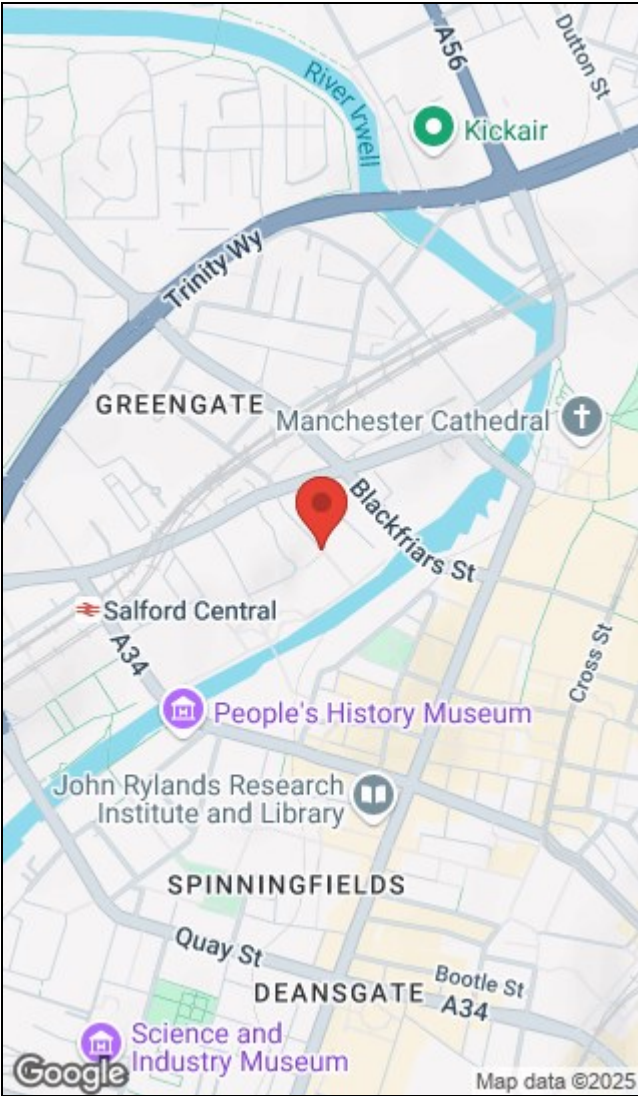






Total floor area 77.7 sq.m. (837 sq.ft.) approx

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](http://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		
<b>76</b>	<b>79</b>				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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