



URBAN ESTATES

SALES - LETTINGS - MANAGEMENT



96 The Edge Clowes Street
Salford, M3 5ND

Asking price £560,000



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Step into elevated riverside living with this impeccably designed two-bedroom duplex apartment, perched between the 13th and 14th floors of the prestigious Edge development in Salford.

Occupying a prime corner position, this stunning home boasts generous proportions, an abundance of natural light, and breathtaking views—just moments from the heart of Manchester city centre.

Upon entering, you're welcomed by a spacious hallway featuring a large utility/storage cupboard, perfect for maintaining a clutter-free home. The hallway leads into a bright and expansive open-plan living, kitchen, and dining area, where floor-to-ceiling windows flood the space with natural light and frame captivating city and river views.

The sleek, contemporary kitchen is fully fitted with integrated appliances—including oven, hob, fridge/freezer, and dishwasher—making it ideal for both everyday living and entertaining.

From the living area, step out onto your private rooftop terrace. Whether you're enjoying a peaceful morning coffee or hosting guests in the evening, the panoramic views across the River Irwell and Manchester skyline provide the perfect backdrop.

The generously sized principal bedroom includes fitted wardrobes and a stylish en-suite shower room. A second double bedroom offers flexibility—ideal as a





guest room, home office, or additional living space. A modern main bathroom with high-end finishes completes the internal accommodation.

Additional features include secure underground parking, a 24-hour concierge, and access to one of Salford's most sought-after developments. With Deansgate, Spinningfields, and major transport links all within walking distance, this apartment delivers the best in urban living with riverside tranquility.



Floor Plan



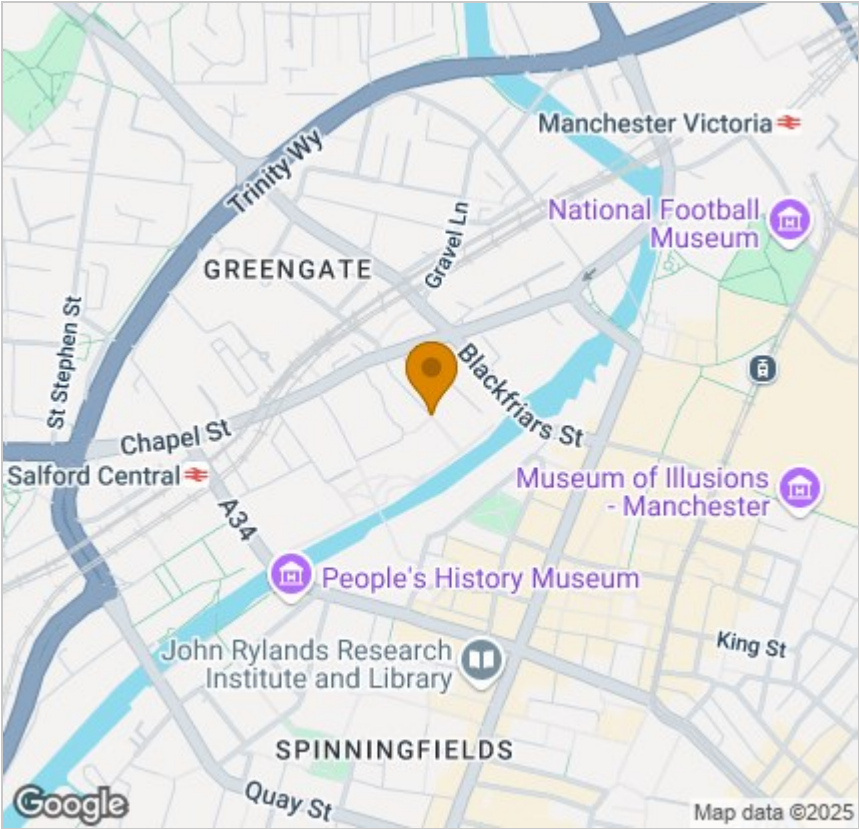
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

