



URBAN ESTATES

SALES - LETTINGS - MANAGEMENT



89 The Edge Clowes Street
Salford, M3 5ND

Asking price £519,000



89 The Edge Clowes Street

, Salford, M3 5ND

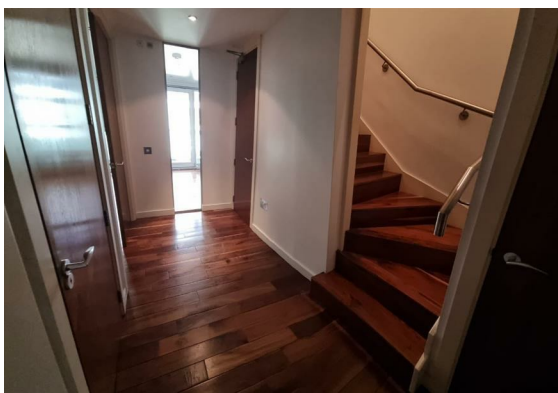
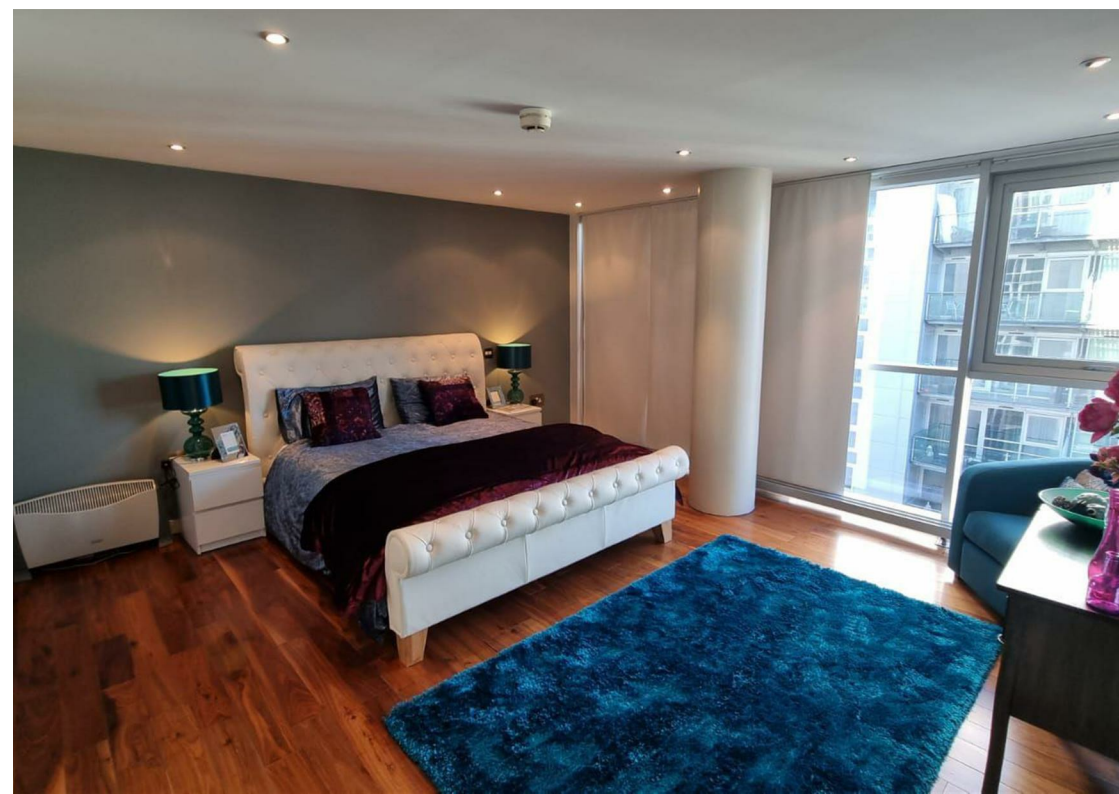
We are pleased to present this exceptional two-bedroom, three-bathroom duplex apartment, located within a prestigious riverside development on Clowes Street, Salford —just a short walk from Deansgate and Manchester city centre.

Offering an impressive 1,533 sq ft of modern living space, this beautifully appointed home features two private balconies, secure underground parking, and a sought-after location that perfectly balances city living with riverside tranquility.

Upon entering, you're welcomed by a spacious hallway leading into a bright and expansive open-plan reception area. Floor-to-ceiling windows bathe the space in natural light, while the layout seamlessly integrates a contemporary kitchen with integrated appliances, a dedicated dining area, and a versatile lounge ideal for both relaxing and entertaining.

Upstairs, the duplex design offers enhanced privacy with two generous double bedrooms, each benefiting from sleek en-suite bathrooms. A convenient guest WC is located on the lower level, adding further practicality to the home's thoughtful layout.

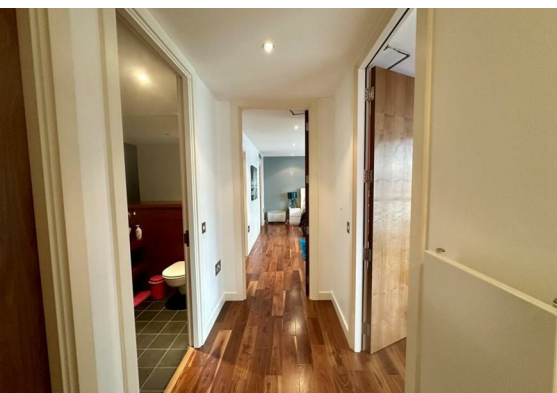
Residents of this pet-friendly development enjoy a range of premium amenities, including a 24-hour concierge service, landscaped communal gardens, and secure underground parking. Positioned adjacent to the iconic 5-star Lowry



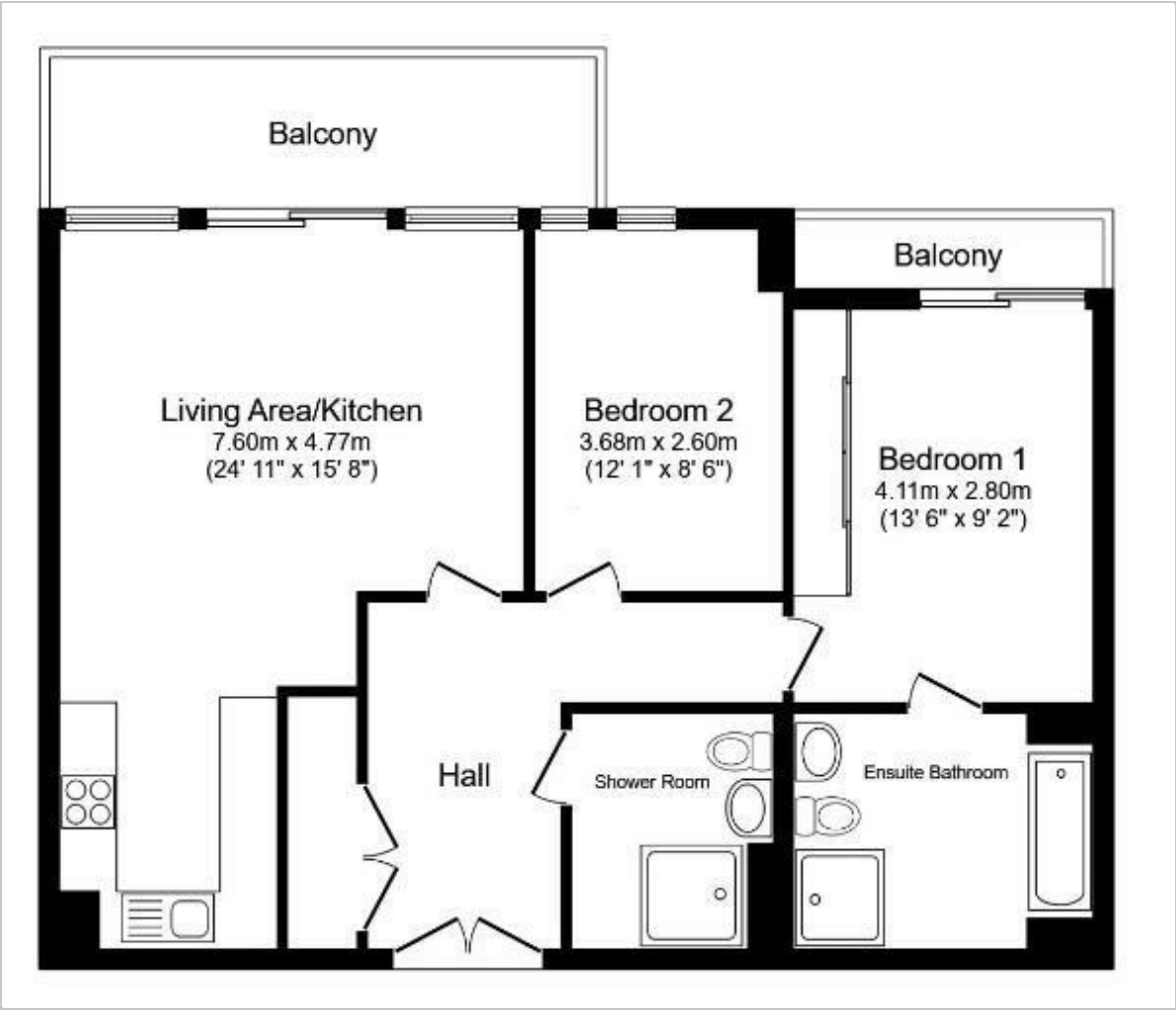


Hotel, the location also provides easy access to riverside walks, fine dining, and Manchester's premier shopping and entertainment districts.

This is a rare opportunity to secure a spacious and stylish home in one of Salford's most desirable addresses. Early viewing is highly recommended.



Floor Plan



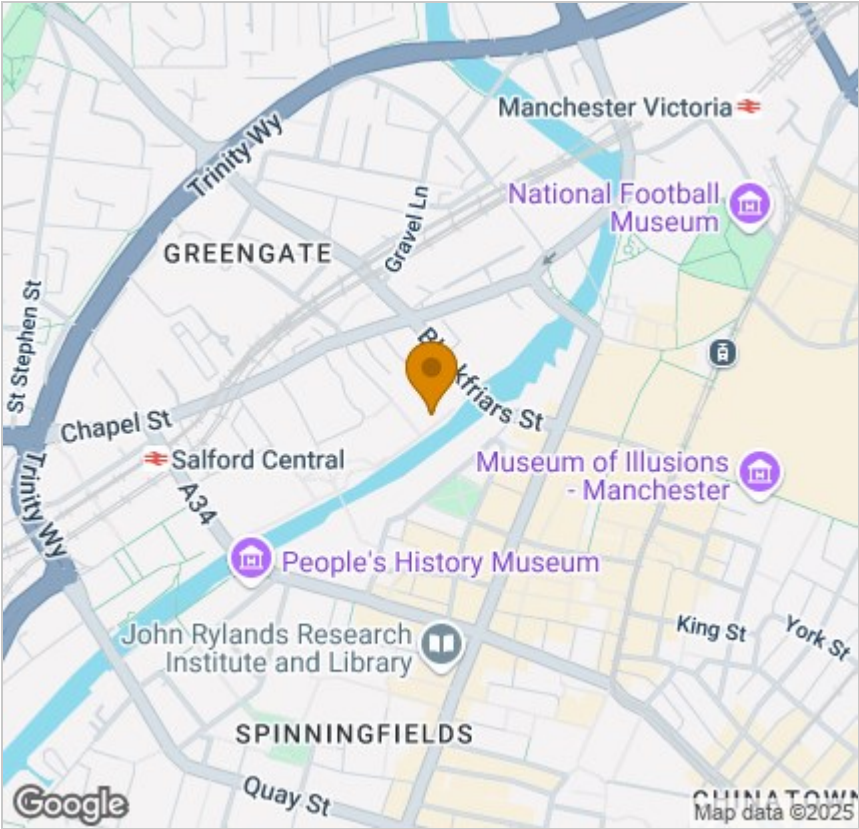
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY
Tel: 0333 433 0348 Email: talat.ali@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

