



Clowes Street | Salford | M3 5NE

**Asking Price £265,000**

The  
**GOOD  
ESTATE**  
AGENCY

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Salford | M3 5NE  
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TWO BED, TWO BATH APARTMENT WITH TWO BALCONIES & PARKING. Welcome to this splendid sixth-floor apartment located at The Edge on Clowes Street, Salford. Spanning an impressive 844 square feet, one of the larger sq ft two-bed properties in this development, this modern residence offers a perfect blend of comfort and style, making it an ideal choice for both professionals and families alike.

The apartment features two generously sized double bedrooms, providing ample space for relaxation and rest. With two well-appointed bathrooms, morning routines and guest visits are effortlessly accommodated. The open-plan living area is designed for contemporary living, seamlessly connecting the fitted kitchen with the reception space, perfect for entertaining or enjoying quiet evenings at home.

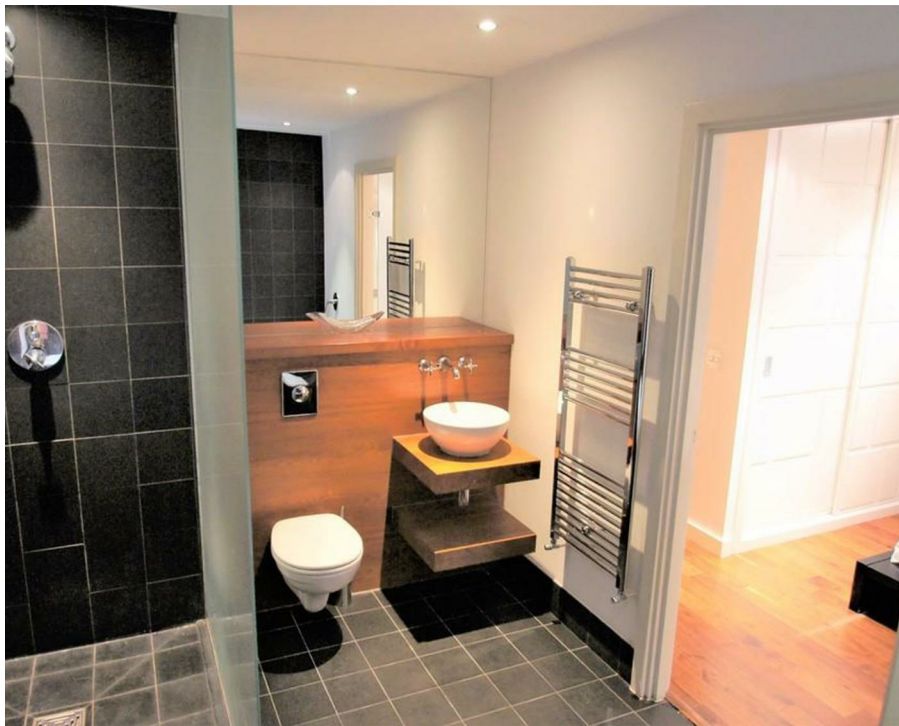
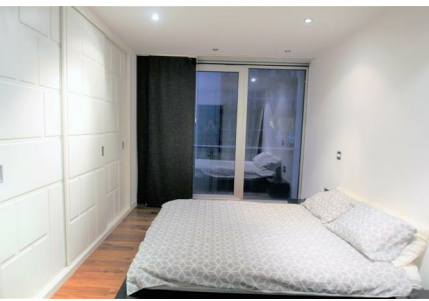
One of the standout features of this property is the stunning communal garden views, allowing residents to enjoy a touch of nature amidst the urban landscape. The development also boasts a 24-hour concierge service, ensuring convenience and security for all residents. Additionally, parking for one vehicle is included, a valuable asset in this bustling area.

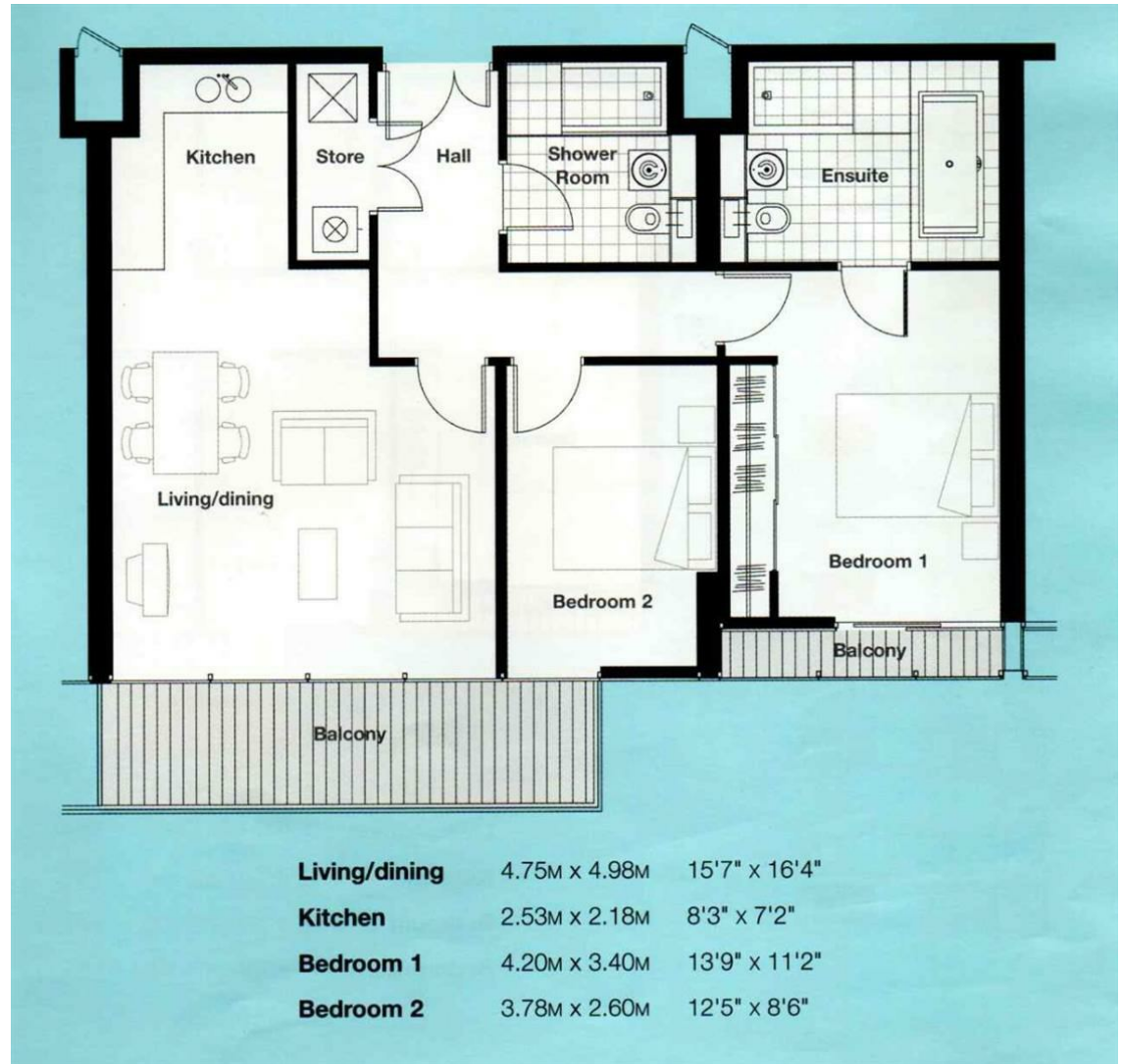
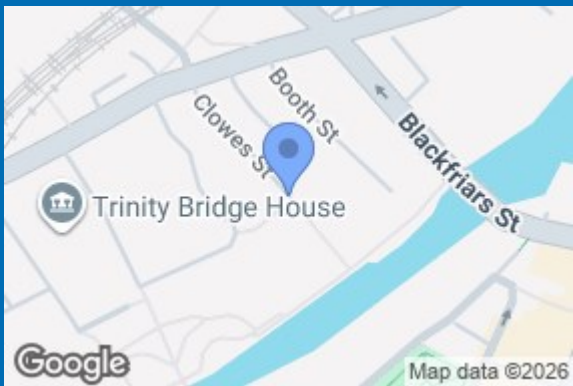
Situated close to Deansgate and adjacent to the luxurious 5-star Lowry Hotel, this apartment offers easy access to a wealth of amenities, including shops, restaurants, and cultural attractions. The riverside location enhances the appeal, providing a picturesque backdrop for leisurely strolls along the water.

This apartment at The Edge is not just a home; it is a lifestyle choice, combining modern living with the vibrancy of city life. Do not miss the opportunity to make this exceptional property your own.

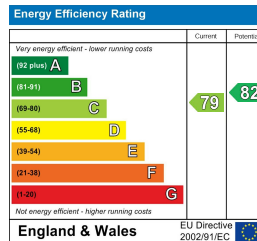


- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- SECURE UNDERGROUND PARKING
- TWO BALCONIES OVERLOOKING COMMUNAL GARDENS
- CURRENTLY LET FOR £1,450PCM UNTIL 21/7/26
- A LARGER SIZE TWO BED PROPERTY IN THE DEVELOPMENT AT 844 SQ FT
- MODERN FITTED KITCHEN
- 6TH FLOOR
- PET FRIENDLY DEVELOPMENT
- RIVERSIDE DEVELOPMENT LOCATED CLOSE TO DEANSGATE





<b>Living/dining</b>	4.75M x 4.98M	15'7" x 16'4"
<b>Kitchen</b>	2.53M x 2.18M	8'3" x 7'2"
<b>Bedroom 1</b>	4.20M x 3.40M	13'9" x 11'2"
<b>Bedroom 2</b>	3.78M x 2.60M	12'5" x 8'6"



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