



URBAN ESTATES
SALES - LETTINGS - MANAGEMENT



61 The Edge Clowes Street
, Salford, M3 5ND

Asking price £299,000



61 The Edge Clowes Street

, Salford, M3 5ND

Luxury 2-Bedroom Riverside Apartment for Sale – The Edge, Salford | Panoramic Manchester Skyline Views

Situated within the highly sought-after development The Edge, Salford, this beautifully presented two-bedroom, two-bathroom apartment offers exceptional modern city living on the banks of the River Irwell. Perfectly positioned for both investors and owner-occupiers, the property combines contemporary design, premium amenities, and spectacular views across Manchester's skyline.

The apartment benefits from uninterrupted riverside and city views, showcasing iconic landmarks including Manchester Cathedral, the historic Town Hall clock, and the Manchester Wheel. Floor-to-ceiling windows flood the open-plan living and dining area with natural light, creating a bright and spacious atmosphere ideal for both relaxation and entertaining.

A sleek, fully fitted modern kitchen with integrated appliances complements the stylish living space, while a private wrap-around balcony provides the perfect setting to enjoy the surrounding river and cityscape.

Both bedrooms are generously sized, with the principal bedroom featuring an en-suite bathroom, complemented by a second modern bathroom finished to a high standard throughout.

Residents benefit from secure underground parking, a 24-hour



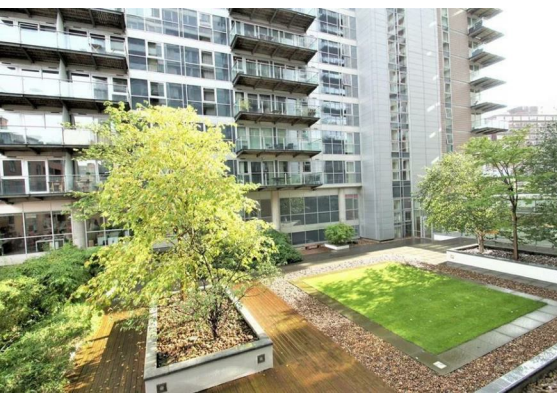
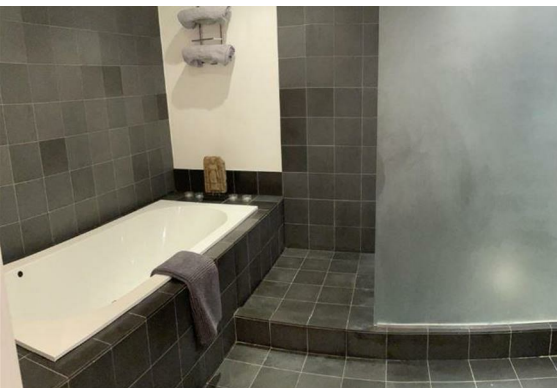


concierge service, and a secure entry system, offering peace of mind and convenience. The development is also pet-friendly, adding further appeal for a wide range of buyers.

This property is ideal for professionals, city dwellers, or investors seeking a strong rental opportunity in one of Salford's most desirable waterfront locations.

Key Features:

- Two-bedroom, two-bathroom luxury apartment
- Prestigious riverside development – The Edge, Salford
- Stunning River Irwell and Manchester skyline views
- Bright open-plan living and dining area
- Floor-to-ceiling windows throughout
- Modern fitted kitchen with integrated appliances
- Private wrap-around balcony
- Secure underground parking
- 24-hour concierge serv



Floor Plan



Viewing

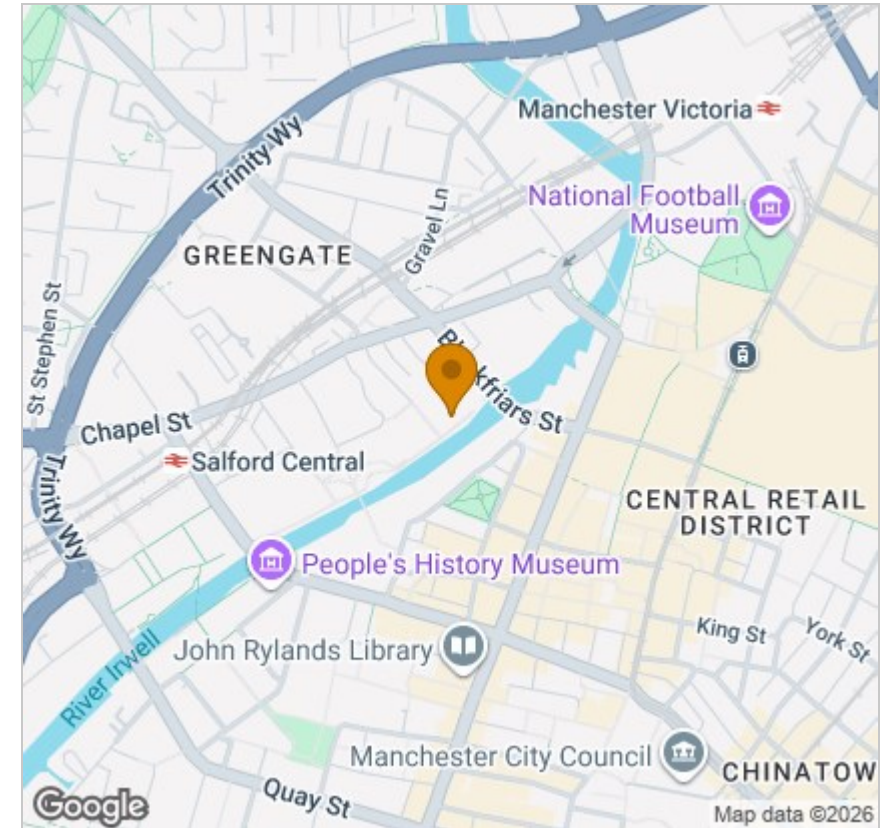
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

