URBAN ESTATES
SALES – LETTINGS – MANAGEMENT

96 The Edge Clowes Street

, Salford, M3 5ND

Offers invited £595,000

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Stylish 2-Bed, 2.5-Bath Duplex Apartment with Rooftop Terrace – The Edge, Salford with Riverside Views

A stunning 2-bedroom duplex apartment for sale in Salford, located on the 13th and 14th floors of The Edge. This corner apartment is perfectly positioned to offer breathtaking riverside views of the River Irwell, as well as excellent vistas of Manchester Cathedral, Manchester Town Hall clock, and the iconic Manchester Wheel. Ideal for buyers seeking modern city living with spectacular scenery.

The apartment features a bright, open-plan living area with floor-to-ceiling windows and a sleek, modern kitchen with integrated appliances, while a private rooftop terrace provides the perfect space for relaxing or entertaining while enjoying panoramic city and river views.

Key Features:

Two double bedrooms, including a principal ensuite and fitted wardrobes

Guest cloakroom on the lower level

Private rooftop terrace with panoramic views of the River Irwell and Manchester skyline

Open-plan living space with floor-to-ceiling windows for natural light

Modern kitchen with integrated appliances

Secure underground parking

24-hour concierge service

Pet-friendly development

Walking distance to Manchester city centre and Spinningfields

Mortgage buyers welcome

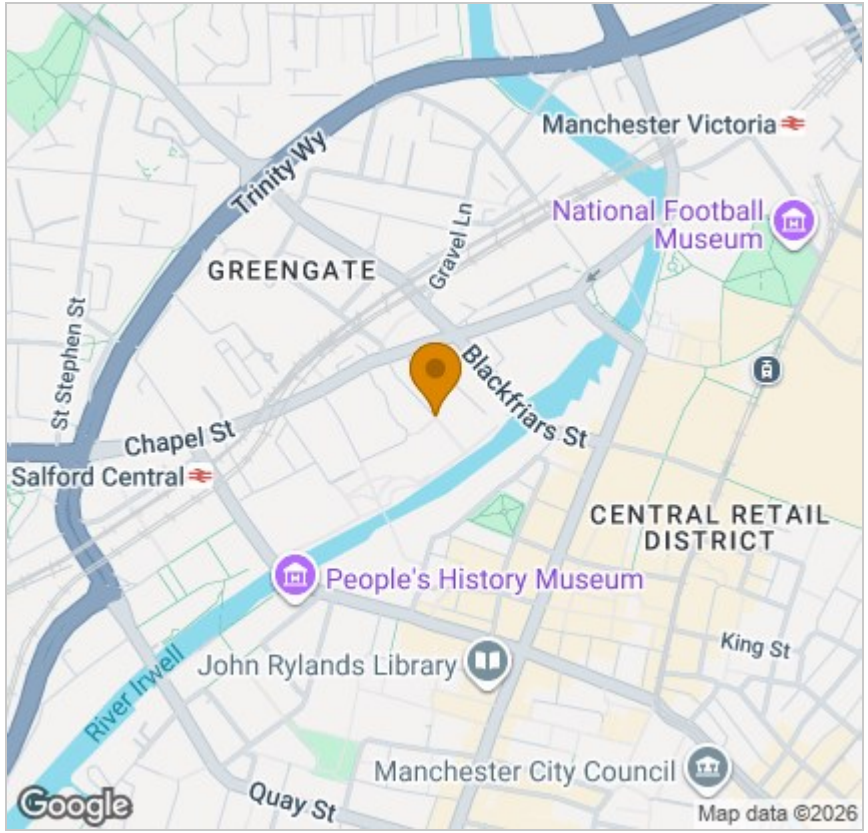
EWS1 certificate available

Service Charges (01/04/25 - 30/06/25): £1,495.59
Ground Rent: £125 paid every six months

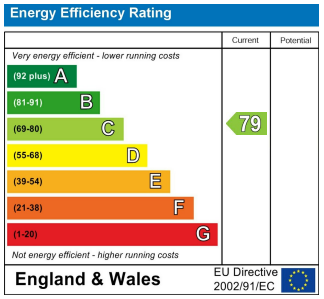
This luxury Salford riverside duplex apartment offers premium city living, exceptional views, secure parking, and top-tier amenities. Perfect for professionals, investors, or city-centre buyers, this property represents a rare opportunity to combine modern design with some of Manchester's most iconic views.

Floor Plan

Area Map



Energy Efficiency Graph



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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