



Clowes Street || Salford | M3 5NE

Asking Price £280,000



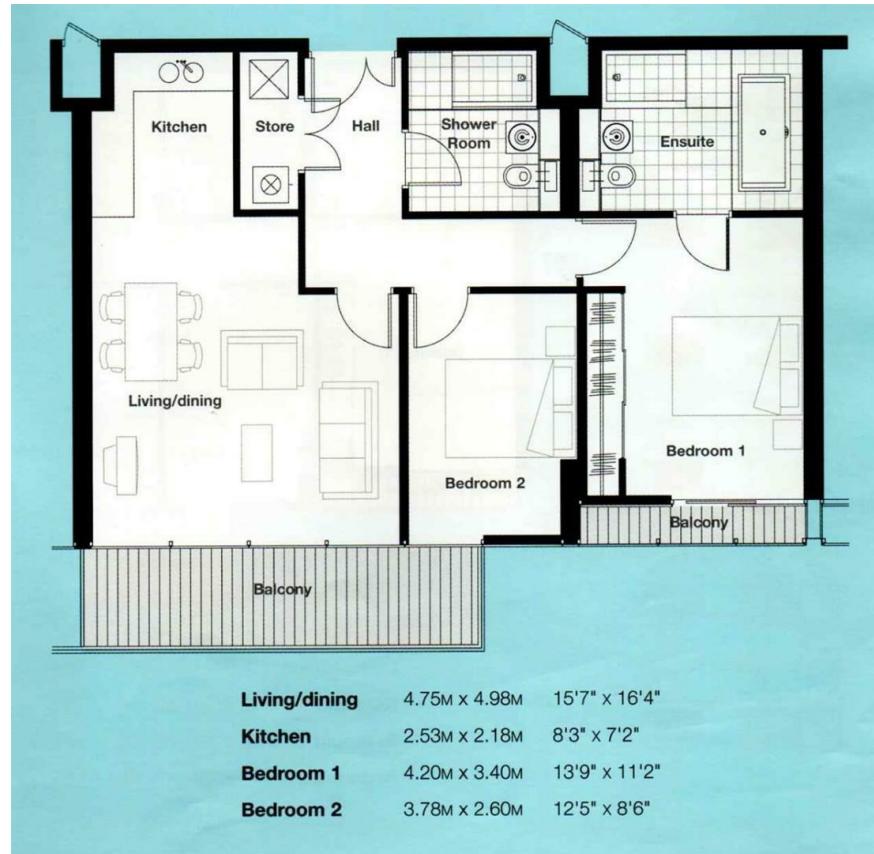
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TWO BED, TWO BATH APARTMENT WITH BALCONY & PARKING. Welcome to this splendid sixth-floor apartment located at The Edge on Clowes Street, Salford. Spanning an impressive 844 square feet, this modern residence offers a perfect blend of comfort and style, 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,

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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