



Clowes Street | Salford | M3 5NB

Asking Price £280,000



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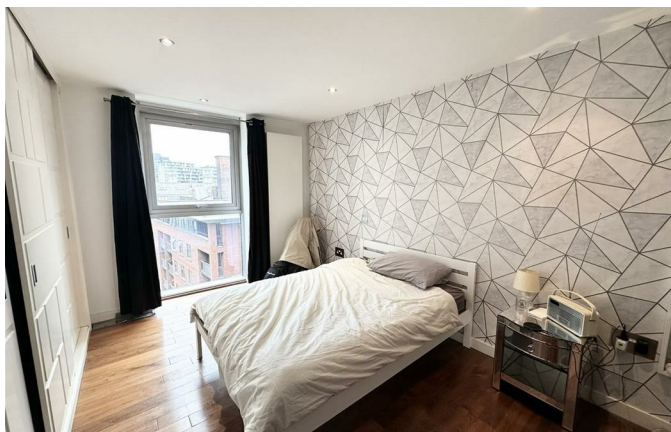
TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY & PARKING. Nestled on Clowes Street in Salford, this impressive two-bedroom, two-bathroom house offers a remarkable blend of luxury and convenience. Spanning an expansive 893 square feet, this property is part of the stunning Edge development, ideally situated on the cusp of Central Manchester and the vibrant Spinningfields area.

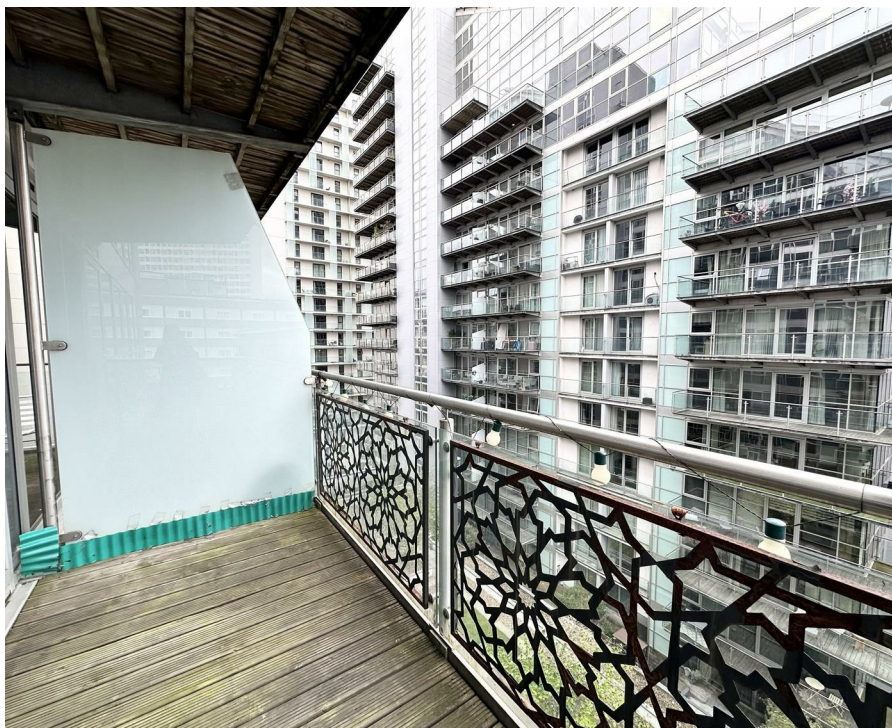
This larger-than-average apartment boasts a bright and airy atmosphere, enhanced by large windows that invite natural light to fill the space. The well-designed layout includes a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The two generously sized bedrooms provide ample space for relaxation, while the master bedroom features an ensuite bathroom complete with a three-piece suite and a large bath, ensuring a touch of indulgence in your daily routine.

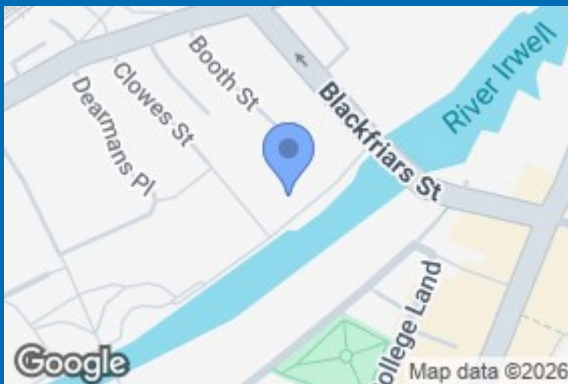
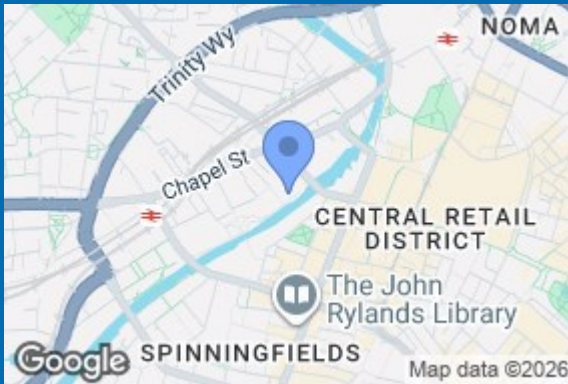
One of the standout features of this property is the large balcony, offering a delightful outdoor space to unwind and enjoy the views. Residents of the Edge development benefit from a high standard of living, with amenities such as a 24-hour concierge service, a peaceful garden, and lifts providing easy access to all floors.

This property is not just a home; it is a lifestyle choice, combining luxury living with an enviable location. Whether you are looking to explore the cultural offerings of Manchester or simply enjoy the comforts of modern living, this apartment is an excellent opportunity not to be missed. EWS1 Form in place for the development.

- SPACIOUS TWO BEDROOM, TWO BATHROOM APARTMENT
- LARGE BALCONY
- 24 HOUR CONCIERGE SERVICE
- EWS1 FORM IN PLACE
- ALLOCATED PARKING
- EN SUITE WITH LARGE BATH & SEPARATE SHOWER
- LARGE WINDOWS AND ORIGINAL WOOD FLOORING
- INVESTORS/OWNER OCCUPIERS WELCOME







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	72	74
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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