

Clowes Street | Salford | M3 5NB

Asking Price £280,000

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EXCEPTIONAL SPACE. RIVERSIDE LIVING. CITY-CENTRE CONVENIENCE.

An impressive two-bedroom, two-bathroom apartment offering approximately 894 sq ft (83 sq m) of accommodation, a substantial private balcony, allocated covered parking and 24-hour concierge facilities, within the highly regarded riverside development of The Edge.







- IMPRESSIVE TWO-BEDROOM, TWO-BATHROOM RIVERSIDE APARTMENT
- EXCEPTIONALLY SPACIOUS OPEN-PLAN LIVING AND DINING AREA
- LARGE WINDOWS FLOODING THE LIVING AREAS WITH NATURAL LIGHT
- ORIGINAL WOOD FLOORING ADDING WARMTH AND CHARACTER
- GENEROUS 894 SQ FT (83 SQ M) OF INTERNAL ACCOMMODATION
- SUBSTANTIAL PRIVATE BALCONY PROVIDING VALUABLE OUTDOOR SPACE
- TWO GENEROUS BEDROOMS INCLUDING PRINCIPAL EN SUITE WITH BATH AND SEPARATE SHOWER
- ALLOCATED COVERED PARKING SPACE INCLUDED











THE APARTMENT

Space, natural light and contemporary city living combine in this generously proportioned apartment, ideally positioned alongside the River Irwell and just moments from Manchester's vibrant city centre.

Extending to approximately 894 sq ft (83 sq m), the accommodation offers an excellent balance of open-plan living, comfortable bedrooms and practical everyday space. Its generous proportions make it particularly appealing to purchasers seeking a permanent city residence, a convenient Manchester base or a property with flexibility for home working and entertaining.

The impressive open-plan living and dining area forms the heart of the apartment. Large windows introduce excellent natural light, while the spacious layout comfortably accommodates both relaxed seating and a dedicated dining area. Original wood flooring adds warmth and character, complementing the contemporary kitchen and creating a welcoming environment for everyday living.

A particular highlight is the substantial private balcony, providing valuable outdoor space in this sought-after city-centre location. Whether enjoying a morning coffee, dining outdoors or relaxing after work, the balcony offers an appealing extension to the principal living accommodation.

Both bedrooms are generously proportioned, with the principal bedroom benefiting from an en-suite bathroom incorporating a bath and separate shower. The second bedroom provides excellent versatility, whether used for guests, family accommodation or as a dedicated home office. A further bathroom completes the internal accommodation.

An allocated covered parking space is also included, providing a particularly desirable benefit for purchasers seeking the convenience of city-centre living without sacrificing the practicality of private parking.

THE DEVELOPMENT

The Edge is a distinctive and well-established residential development occupying a prominent position beside the River Irwell, immediately adjacent to Manchester city centre.

Recognised for its contemporary architecture and attractive waterside setting, the development offers residents a combination of privacy, convenience and accessibility.

Residents benefit from a 24-hour concierge service, lift access and landscaped communal gardens, creating a comfortable residential environment within easy reach of the city's principal business, leisure and cultural districts.

EWS1 documentation is in place for the development, providing important information for prospective purchasers and mortgage lenders. Individual lending decisions remain subject to lender requirements and the purchaser's circumstances.

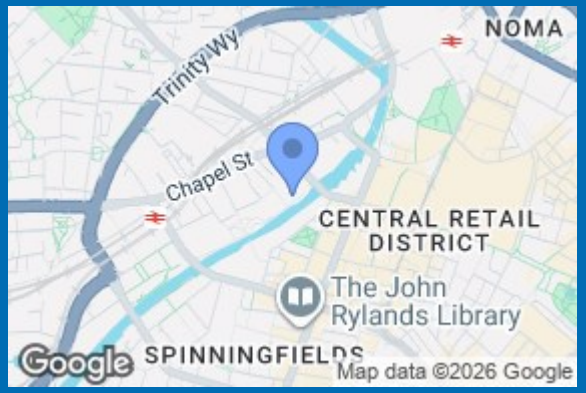
LOCATION & LIFESTYLE

The Edge enjoys an enviable riverside position on Clowes Street, placing Manchester's thriving city centre within easy reach.

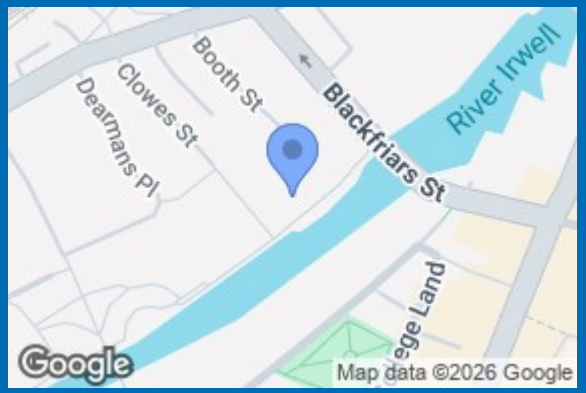
Spinningfields, one of Manchester's most prestigious commercial and leisure destinations, is close by, offering an outstanding selection of restaurants, bars, cafés and professional businesses.

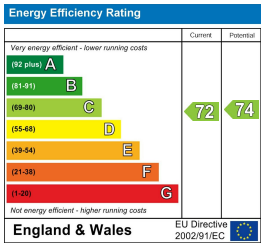
Deansgate and the surrounding city centre provide further opportunities for shopping, dining, entertainment and cultural experiences, while Manchester's extensive rail and Metrolink connections make travelling across the city and wider region straightforward.

The riverside setting adds another dimension to the location, with waterside pedestrian routes and nearby green spaces providing opportunities to enjoy the outdoors.









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