



Clowes Street | Salford | M3 5ND

Asking Price £425,000

The
**GOOD
ESTATE**
AGENCY

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TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT WITH TWO ROOF TERRACES, CORNER BALCONY & PARKING. Welcome to The Edge, a remarkable two-bedroom duplex apartment located on Clowes Street in Salford. Spanning an impressive 1,165 square feet, this stunning residence offers a perfect blend of modern living and urban convenience.

As you enter the apartment, you are greeted by a spacious open entrance hall, complete with a generous storage cupboard and hanging rails. The lower floor features a well-appointed house bathroom and a large open-plan living and dining area, which boasts a corner aspect balcony. This delightful space seamlessly connects to a fitted kitchen, making it ideal for both entertaining and everyday living. From here, you can access a spacious roof terrace that provides breathtaking views of the city, along with an outdoor storage cupboard for added convenience.

The upper floor is dedicated to relaxation, featuring two double bedrooms. One of the bedrooms includes an en suite bathroom, while both rooms enjoy direct access to the impressive roof terrace, allowing you to soak in the stunning cityscape.

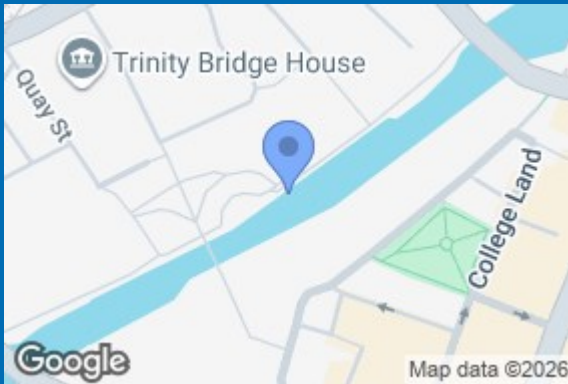
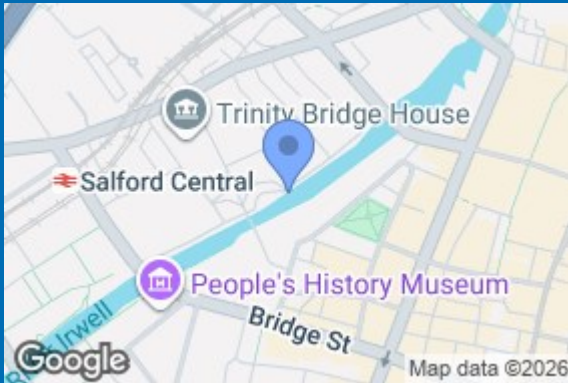
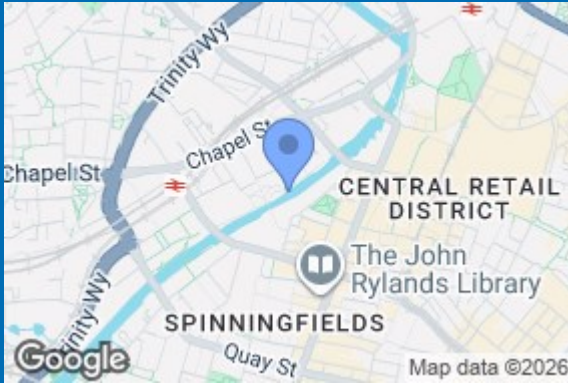
Additional benefits of this exceptional apartment include an intercom system, a 24-hour concierge service, and access to communal gardens, enhancing your living experience. The property also comes with parking for one vehicle, a valuable asset in this vibrant area.

Situated next to The Lowry Hotel and alongside the picturesque banks of the River Irwell, The Edge is just a short stroll from the bustling shops, bars, and restaurants on Deansgate. Currently let for £2,100 per month until July 2026, this apartment presents an excellent opportunity for both investors and those seeking a stylish urban home. Don't miss the chance to make this stunning property your own.

- SPACIOUS DUPLEX APARTMENT
- BATHROOM & EN SUITE
- BALCONY
- SECURE UNDERGROUND PARKING
- 24 HOUR CONCIERGE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- TWO ROOF TERRACES
- STUNNING CITY VIEWS
- EXCELLENT CITY CENTRE LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	75	79
(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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