



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT



89 The Edge Clowes Street  
, Salford, M3 5ND

**Offers invited £540,000**



## 89 The Edge Clowes Street

, Salford, M3 5ND

Luxury 2-Bedroom Duplex Apartment with Balconies & Parking – Clowes Street, Salford | Riverside Views

An exceptional 2-bedroom, 2.5-bathroom duplex apartment for sale in a highly sought-after riverside development on Clowes Street, Salford. Just moments from Deansgate and Manchester city centre, this spacious home spans approximately 1,533 sq ft and offers contemporary open-plan living, floor-to-ceiling windows, and two private balconies with tranquil River Irwell views.

Both generously sized double bedrooms feature stylish en-suite bathrooms, with an additional guest WC on the lower level. Offering excellent flexibility, the property also presents potential to be reconfigured into a 3-bedroom apartment (box room), subject to the necessary permissions.

### Key Features:

Two large double bedrooms with modern en-suite bathrooms

Potential to create a third bedroom (subject to planning)

Guest cloakroom on the lower level

Two private balconies with scenic riverside views

Bright open-plan living with floor-to-ceiling windows

Secure underground parking





24-hour concierge service

Pet-friendly development

Landscaped communal gardens and riverside walkways

Prime location near The Lowry Hotel, restaurants, shopping, and excellent transport links

Mortgage buyers welcome

EWS1 certificate available

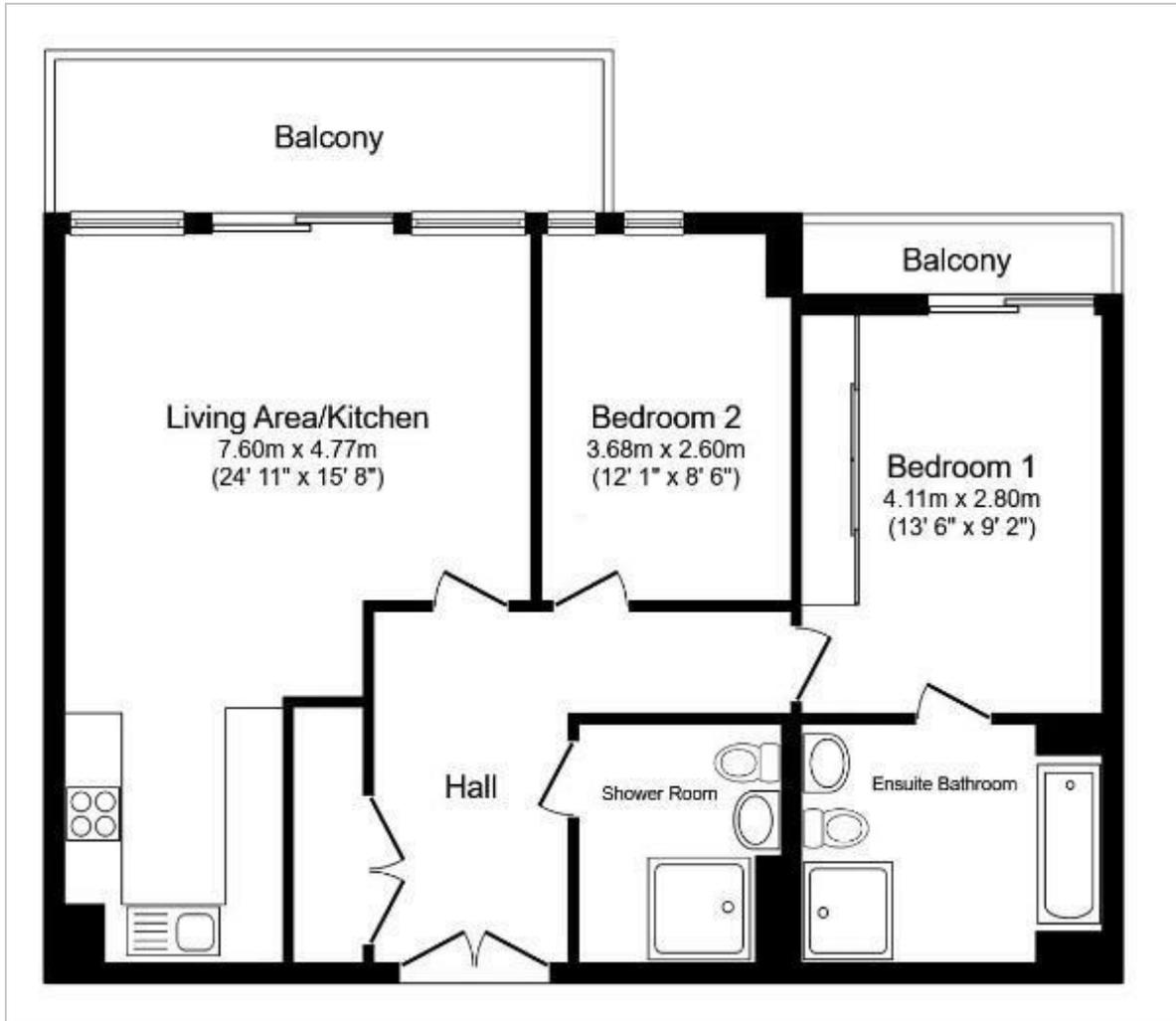
Charges:

Service Charge (01/04/25 – 30/06/25): £1,998.88

Ground Rent: £125 payable every six months

A rare opportunity to acquire a spacious, high-spec riverside duplex in one of Salford's most desirable locations—ideal for professionals, investors, or buyers seeking stylish city living with added versatility.

## Floor Plan



## Viewing

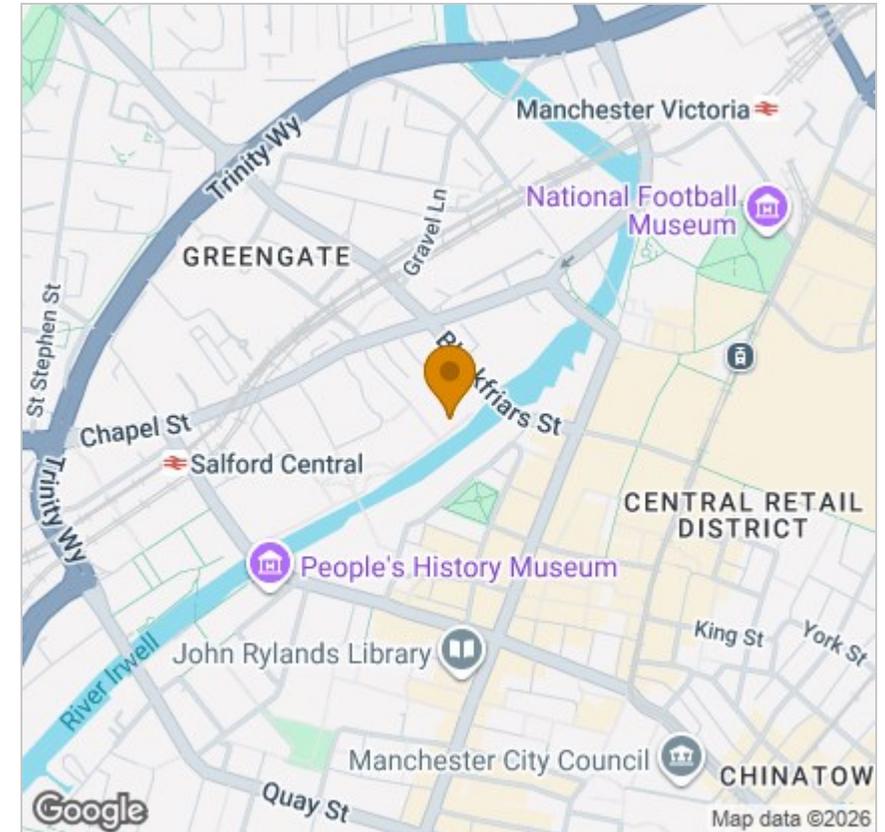
Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

