



**31 Irwell Drive, Salford, M7 3AL**  
**£287,000**



## The Property Perspective

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### Entrance Hallway

Stairs to the first floor landing, door opening into the living room.

### Living Room 13'8" x 11'8" (4.19m x 3.58m)

Good sized room, window to the front. Door through to the kitchen.

### Kitchen Dining area 14'11" x 14'7" (4.57m x 4.47m)

Rear kitchen/dining room spanning the width of the house with fitted units, worktop space and room for a dining table. Doors open out to the rear garden.

### Utility Room 7'1" x 6'0" (2.16m x 1.83m)

Useful additional space off the kitchen for appliances and storage.

### WC 7'10" x 3'4" (2.41m x 1.04m)

Ground floor cloakroom with WC and wash hand basin.

### Landing

Access into all first floor rooms.

### Bedroom One 11'10" x 11'8" (3.61m x 3.58m)

Double bedroom with ensuite shower room.

### Ensuite 6'11" x 5'4" (2.11m x 1.63m)

WC, wash hand basin and shower.

### Bedroom Two 11'10" x 8'3" (3.63m x 2.54m)

Double bedroom

### Bedroom Three 11'10" x 6'9" (3.63m x 2.06m)

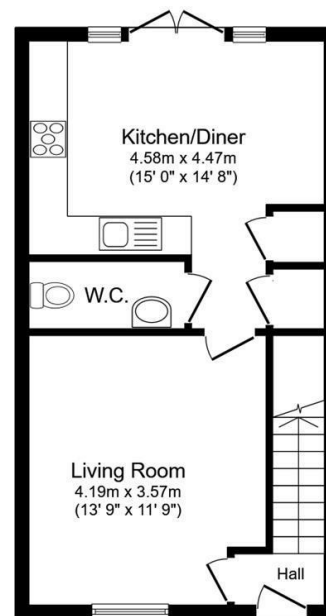
Rear facing room.

### Bathroom 6'5" x 6'3" (1.98m x 1.93m)

With WC, wash hand basin and bath.

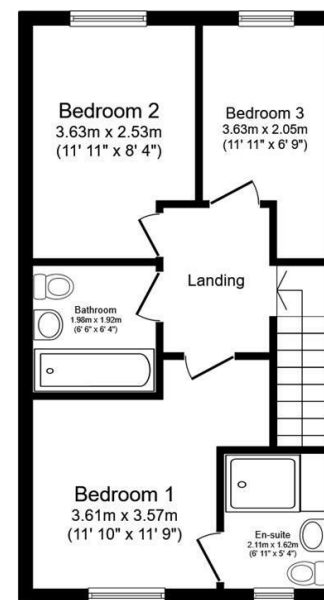
### Outside

Parking for a couple of cars, enclosed rear garden.



Ground Floor

Floor area 40.1 sq.m. (432 sq.ft.)



First Floor

Floor area 40.1 sq.m. (432 sq.ft.)

Total floor area: 80.2 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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