

New Irwell

 2 bedroom  1 bathroom House

The New Irwell is a two-bedroom home with an open-plan kitchen at the entrance and a spacious living and dining area at the rear with French windows onto a private garden.

Entering through the front door, the open-plan kitchen with contemporary fitted units and integrated appliances sits at the front. This leads naturally into the living and dining area, with French windows opening onto a private rear garden. A storage cupboard and WC complete the ground floor.

Upstairs, the main bedroom has a fitted mirrored wardrobe, the second bedroom has built-in storage, and a family bathroom with both bath and shower completes the floor.

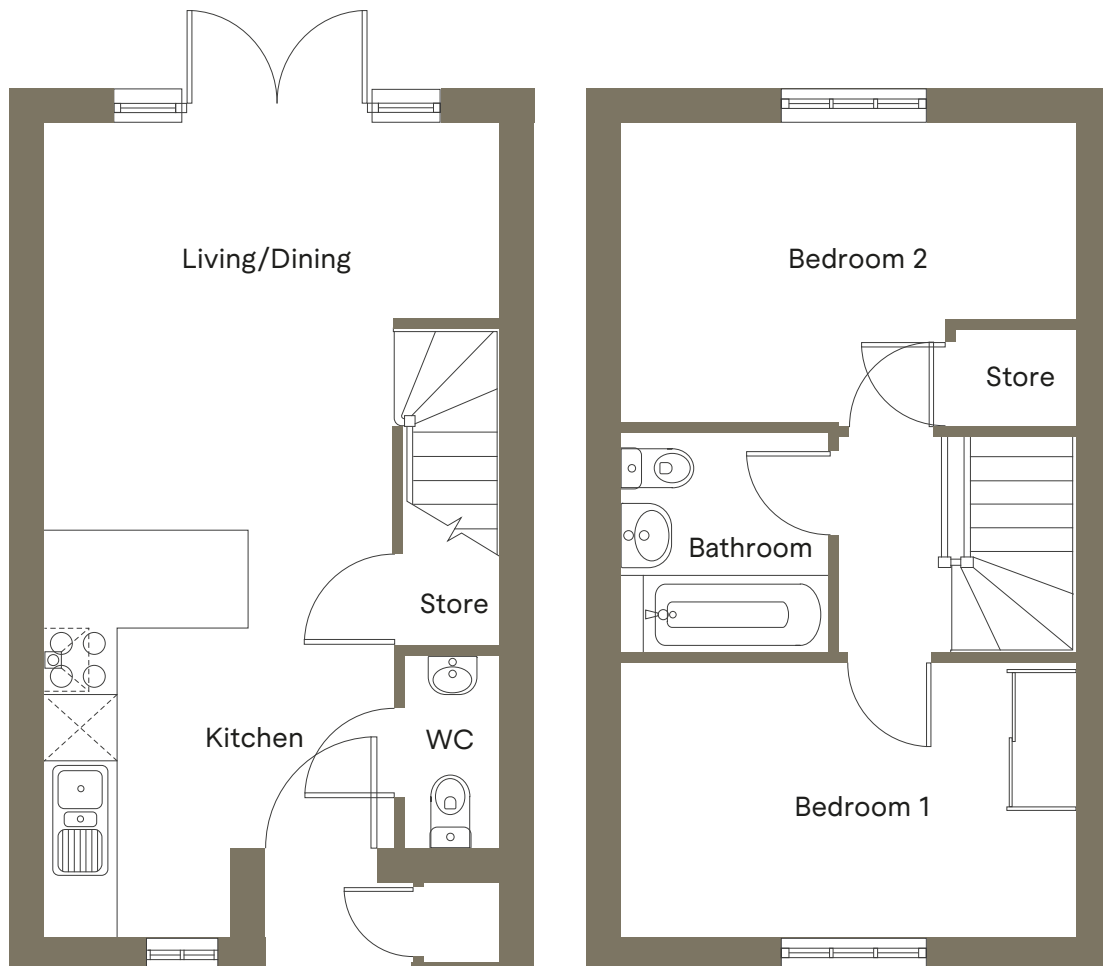


The property includes:

- Kitchen with modern units and integrated appliances
- Fitted mirrored wardrobe in the main bedroom
- Built-in storage in the second bedroom
- Family bathroom with bath and shower
- Downstairs WC
- Private rear garden



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662 sq ft

Ground Floor

Living/Dining

4.12 x 3.97m (13'6" x 13'0")[†]

Kitchen

3.19 x 3.46m (10'6" x 11'5")[†]

First Floor

Bedroom 1

4.17 x 2.53m (13'8" x 8'4")

Bathroom

1.95 x 2.05m (6'5" x 6'9")

Bedroom 2

4.17 x 2.75m (13'8" x 9'0")[†]