



ASKING PRICE

£185,000



THE DETAILS



9 Ballellis

Ballawattleworth Estate, Peel

£185,000

call in today or visit www.blackgracecowley.com for more details

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

PROPERTY DETAILS FOR
9 Ballellis, Ballawattleworth Estate, Peel



9 Ballellis, Ballawattleworth Estate, Peel





PROPERTY DETAILS FOR

9 Ballellis, Ballawattleworth Estate, Peel

THE DESCRIPTION

- Modern, terraced property in sought after location
- Convenient location for schools and local amenities
- Situated in a quiet cul-de-sac
- Hallway, Lounge, Kitchen Diner
- 2 Bedrooms and Bathroom
- Countryside views to the rear
- 2 car parking spaces
- Investment opportunity

THE PROPERTY

DIRECTIONS

Travelling out of Peel up Derby Road continue onto the Poortown Road turning left into Ballawattleworth and Oak Road. Follow the road along, and turn right just as the road bears to the left into Ballellis, number 9 will be found on the left hand side clearly identified by our for sale board.

ACCOMMODATION

Entrance door with double glazed panels into:

HALLWAY

Stairs to first floor.

LOUNGE (*APPROX 13'4 X 11'2*)

Understairs storage cupboard. TV and telephone points. Double half glazed doors into:

KITCHEN/ DINER (*APPROX 14'4 X 8'10*)

Modern fitted kitchen with a range of white gloss fronted wall base and drawer units incorporating an electric oven with gas hob and stainless steel extractor over, one and a half bowl stainless steel sink unit with mixer tap. Wall mounted Saunier Duval gas fired central heating boiler. Plumbing for washing machine. Doors to rear patio. Quality Karndene flooring.

FIRST FLOOR

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LANDING

Loft access hatch. Loft is boarded with lighting, and accessed via a Aluminum Slingsby ladder.

BEDROOM 1 (APPROX 12'11 X 14'5)

Mirror fronted fitted wardrobes set in alcove. Over stairs storage cupboard. TV point. Views to hills.

BEDROOM 2 (APPROX 10'3 X 7'5)

Overlooking rear garden with views to the surrounding countryside.

BATHROOM (APPROX 6'8 X 6'1)

Fitted with a white suite of bath with shower over, wash hand basin with tiled splash back and WC. Part tiled walls. Vinyl flooring. Extractor fan.

OUTSIDE

To the front of the property there are 2 parking spaces with a lawned area and a concrete path leading to the front door. At the rear there is a fenced lawned garden and patio area, with a path to the Garden Shed.

SERVICES

All mains services are installed. Gas fired central heating.

TENURE

Tenure is freehold

POSSESSION

Tenant in situ until February 2019.

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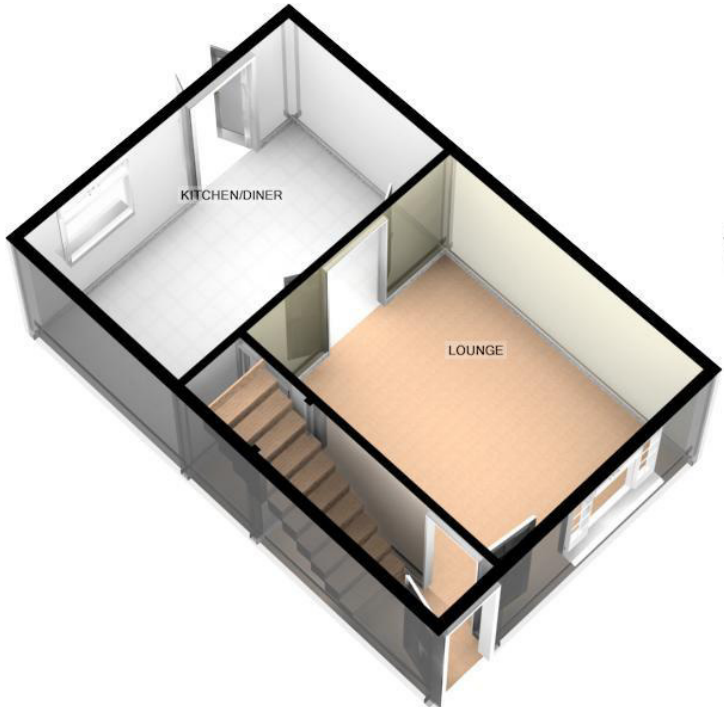
VIEWINGS

By appointment through the Agent, Black Grace Cowley.

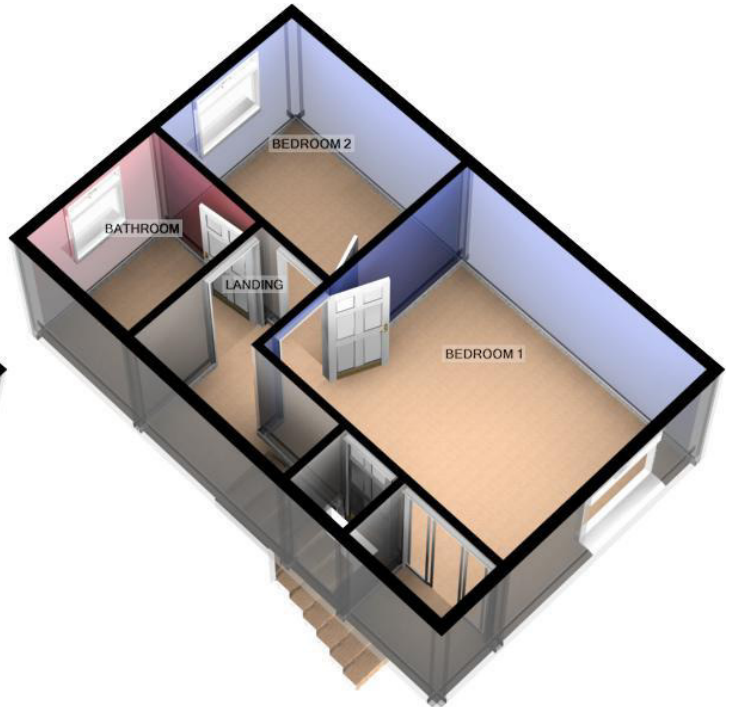
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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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