



ASKING PRICE

£319,950

THE DETAILS

 4  2  2



10 Oak Road
Ballawattleworth, Peel
£319,950

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
10 Oak Road, Ballawattleworth, Peel, IM5 1WN



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THE DESCRIPTION

- A well presented modern detached property
- Situated close to amenities, shops and schools
- Provides, Kitchen, Dining Room, Lounge, Utility
- Conservatory with underfloor heating
- 4 Bedrooms (One en-suite), Family Bathroom
- Integral Garage, Paved off road parking for 2 vehicles
- Viewings highly recommended

THE PROPERTY

DIRECTIONS

Travelling out of Peel from Atholl Place up Derby Road continue onto the Poortown Road and turn left into Oak Road and the Ballawattleworth Estate. Continue on Oak road and number 10 can be found a short drive on the right hand side, identified by our 'For Sale' board.

ACCOMMODATION

ENTRANCE HALL

Laminate wood effect flooring.

CLOAKROOM

White basin with W/C. Wood effect flooring.

LOUNGE (*APPROX 14'6 X 13'4*)

Coal effect fire with wooden surround. Wooden blinds. Oatmeal carpet. Double doors leading to:

DINING ROOM (*APPROX 9'7 X 9'7*)

Oatmeal Carpet. Wooden blinds.

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KITCHEN (APPROX 16'2 X 9'9)

Modern wood effect wall and base units with contrasting marble effect work surface. One and half stainless steel sink. Siemens gas hob, Siemens oven with Siemens extractor fan over. Integrated fridge with freezer. Siemens integrated dishwasher. Grey tiled effect vinyl flooring. Double doors leading to:

CONSERVATORY (APPROX 11'8 X 11'7)

Slate tiles. Underfloor heating. Luxaflex Cream Blinds. Overlooks garden. Double doors leading to garden and patio area.

UTILITY ROOM (APPROX 9'0 X 5'3)

Wood effect base units. Plumbing for a washing machine. Side entrance to side and rear of property. Grey tile effect vinyl flooring.

GARAGE (APPROX 14'9 X 8'8)

Up and over garage door. Housing Saunier Duval gas boiler

FIRST FLOOR

LANDING

Door to airing cupboard. Access to loft via a hatch with a drop down slingsby ladder. Oatmeal Carpet.

MASTER BEDROOM (APPROX 13'6 X 10'3)

Large built in wardrobe. Views to Peel Hill. Curtains.

EN SUITE

White bathroom suite comprising shower, wash hand basin and W/C. Spotlights. Cream ceramic tiles. Airing cupboard.

BEDROOM 2 (APPROX 12'3 X 9'1)

Views to Peel Hill. Oatmeal Carpet.

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BEDROOM 3 (APPROX 10'2 X 9'4)

Oatmeal carpet. Curtains. Views to Slieau Whallian.

BEDROOM 4 (APPROX 10'2 X 9'0)

Binds. Overlooking the garden and views to Slieau Whallian.

FAMILY BATHROOM (APPROX 9'0 X 7'1)

White suite comprising, bath with shower over, wash hand basin and toilet. Painted pale grey. Tiled bath surround and splash back behind basin.

OUTSIDE

To the front of the property is a paved driveway with off road parking for 2 vehicles. To the rear of the property, laid to lawn garden with a path leading to a patio area. Mature shrubs.

TENURE

The tenure is Freehold.

POSSESSION

Vacant possession on completion of purchase.

SERVICES

All mains services. Gas boiler serviced August 2018.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 864 SQ.FT.
(80.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1510 SQ.FT. (140.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 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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