



ASKING PRICE

£209,000



## THE DETAILS



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Sunny Cott

Lower Foxdale

£209,000

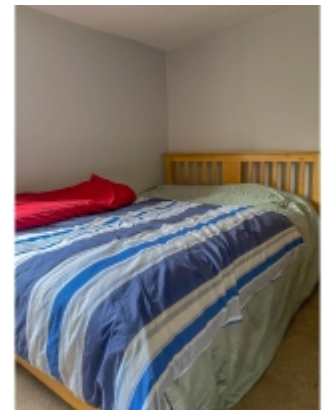
call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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



PROPERTY DETAILS FOR  
**Sunny Cott, Lower Foxdale**





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## Sunny Cott, Lower Foxdale

### THE DESCRIPTION

- Well presented mid-terrace cottage
- Situated in a convenient and central location, only a short drive to Peel, Douglas and the South
- Lounge/Dining Room, Modern Kitchen
- 2 Bedrooms, Dressing Room, Bathroom
- Terraced low maintenance rear garden

### THE PROPERTY

Black Grace Cowley are pleased to offer Sunny Cott to the market. A well presented mid-terrace cottage situated in Lower Foxdale, centrally located and only a short drive to Peel, Douglas and the South of the island. At the front of the property is a lounge/diner with a brick feature wall with wood burning stove and inset shelving. A door leads into the recently fitted modern kitchen with a good range of units contrasting laminate worktops and breakfast bar. Electric oven, built in microwave, induction hob, integrated fridge freezer and plumbed for washing machine and dishwasher, door leading to the rear garden. On the first floor are two good size double bedrooms, with a dressing room to the first bedroom and a modern bathroom.

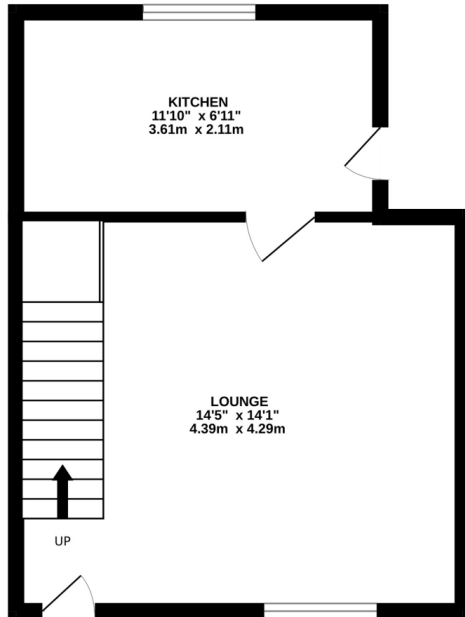
At the front of the property is a paved garden housing the oil tank. At the rear is a beautiful three tiered garden, comprising of a concreted large storage area that houses the boiler and offers a work area, the second tier is decked with railway sleeper steps leading down to the low maintenance AstroTuft which enjoys views over the river below. A superb area that can be used for Alfresco dining and entertaining friends and family.

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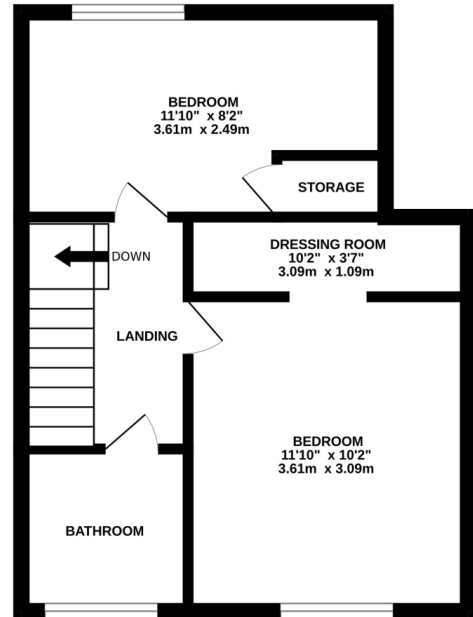
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## FLOORPLAN

GROUND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Sunny Cott, Lower Foxdale

## Disclaimer

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