



ASKING PRICE

£279,950



THE DETAILS



3



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2



6 Glebe Aalin Close

Ballaugh

£279,950

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
6 Glebe Aalin Close, Ballaugh



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THE DESCRIPTION

- Well presented mid-terrace house
- Situated in a quiet cul-de-sac location and within walking distance of school, shops and bus stop
- Modern Kitchen/Diner, Lounge, Conservatory
- 3 Bedrooms, Bathroom
- Front and Rear garden
- Off road parking for 3 cars
- Newly fitted Gas Boiler, uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are pleased to offer 6 Glebe Aalin Close to the market, a well presented mid-terrace house situated in a quiet cul-de-sac. Only a short drive to Ramsey, Douglas and Peel, within walking distance of the school, shop, pub and bus stop. Half glazed door leading into the entrance hall with stairs to the first floor and a door provides access into the lounge, with a feature fireplace and an understairs storage cupboard. Half glazed double doors lead into the recently fitted modern kitchen with integrated fridge/freezer, oven, microwave and gas hob. Space and plumbing for a washing machine and dishwasher. Double doors lead through into the triple aspect conservatory with French uPVC double glazed doors leading into the private garden. On the first floor are two double bedrooms, one with built in mirrored wardrobes, and a single bedroom, modern bathroom.

At the front of the property is a lawned garden with concrete path leading to the front door. At the rear of the property is a private well established garden laid to lawn with mature shrubs and flowers, a concrete path leads to the gate which provides access to the paved parking for up to three cars and timber shed. No.6 benefits from additional parking and potential to extend the garden further if desired, subject to the appropriate permissions.

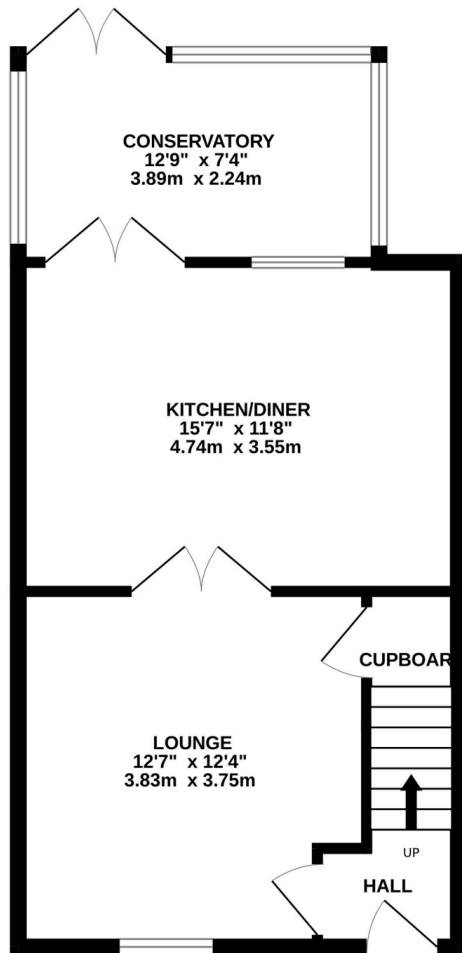
uPVC double glazed throughout. New Alpha gas boiler fitted in the last 12 months.

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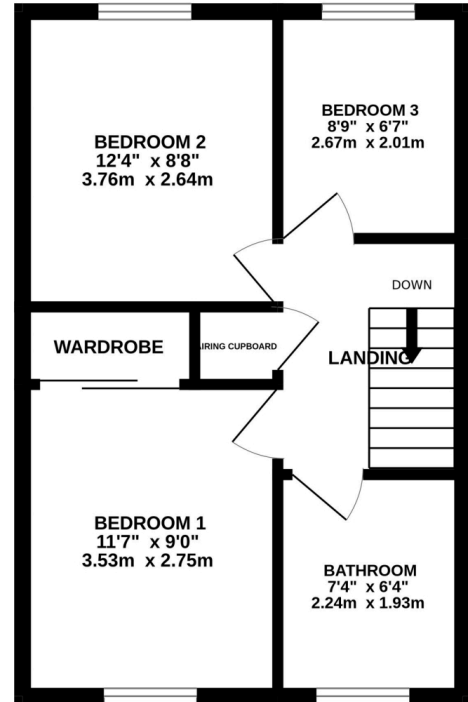
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FLOORPLAN

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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