



ASKING PRICE

£485,000



## THE DETAILS



4



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Acacia Villa

Glen Road, Laxey

£485,000

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

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR  
**Acacia Villa, Laxey**



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## Acacia Villa, Laxey

### THE DESCRIPTION

- Attractive Double Fronted Period House
- Exceptionally large rear garden
- 4 Bedrooms, Large Family Bathroom
- 3 Reception Rooms, Modern fitted Kitchen, laundry room, WC
- Oil fired central heating, uPVC double glazed
- Off road parking for 4 vehicles, lawned front garden
- Walking distance to Laxey Beach & local amenities
- No onward chain

### THE PROPERTY

Black Grace Cowley are delighted to offer the rare opportunity to purchase this double fronted period house within the conservation area in Laxey. Off-road parking area accommodating up to four vehicles, front garden with wrought iron railings and footpath to the welcoming front door. Upon entering the property, entrance porch leading into the spacious hallway. Dual aspect Lounge to the right with cast iron Victorian fireplace and uPVC double glazed sash windows. Opposite side of the hallway is the snug/study. Formal Dining Room overlooking the rear garden, modern fitted Kitchen with integrated appliances and contemporary white wall and base units. To the rear, access into the Laundry Room and WC. On the first floor, generous landing with dome style sky light providing plenty of natural light. 3 Double bedrooms and single 4th Bedroom. Recently refurbished large Family Bathroom with walk in shower, bathtub, WC and wash hand basin. Large rear garden approximately 80ft by 80ft mainly lawned with stone walls to all sides. Large outbuilding with dual aspect windows and sloped roof. Access through rear stone wall into the woodland area of the garden. Property is offered for sale with no onward chain. Oil fired central heating and uPVC double glazed throughout. Walking distance to Laxey Beach, primary school and local amenities.

### DIRECTIONS

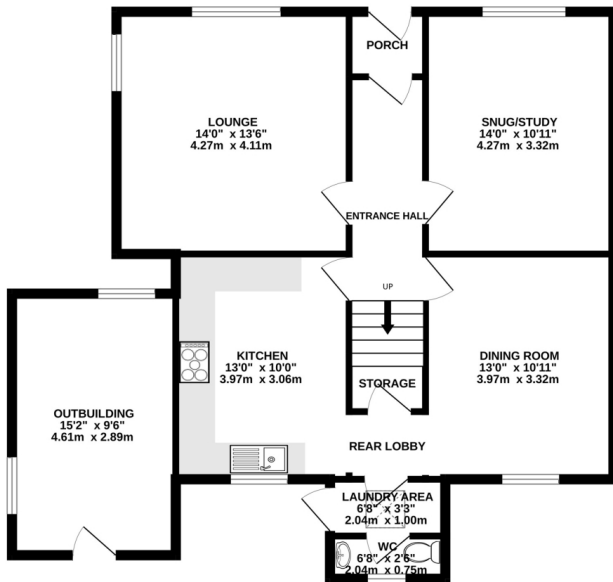
Heading from Douglas to Laxey, turn right down Old Laxey Hill. First left over Laxey Bridge down Glen Road. Acacia Villa is located on the right 750m down the road and can clearly be identified by the Black Grace Cowley for sale board.

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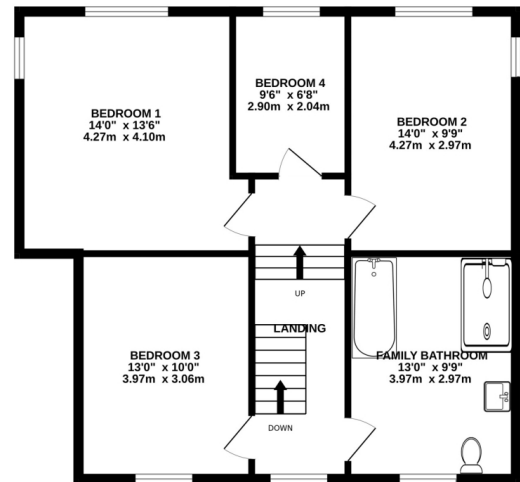
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# FLOORPLAN

GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 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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## SITE PLAN







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# Acacia Villa, Laxey

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

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