



ASKING PRICE

£405,000

black  
grace  
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ESTATE AGENTS

## THE DETAILS



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53 Broogh Wyllin

Kirk Michael

£405,000

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  
53 Broogh Wyllin, Kirk Michael





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## 53 Broogh Wyllin, Kirk Michael

### THE DESCRIPTION

- Well presented detached, extended family home
- Situated in a convenient location in Kirk Michael Village
- Entrance Hall with Cloakroom WC
- Lounge, Dining Kitchen with impressive Sunroom extension, Utility Room
- 4 Bedrooms, modern En-suite Shower room, Bathroom
- Integral Garage, off road parking for two cars
- Private West facing rear garden

### THE PROPERTY

Black Grace Cowley are pleased to offer 53 Broogh Wyllin, a well presented detached four bedroom family home. Located in the popular village of Kirk Michael within walking distance to local amenities, the primary school, secondary schools are easily accessible with a regular bus service.

The property offers spacious accommodation comprising of modern composite door leading to hallway with WC, staircase to 1st floor. A bright lounge is located at the front of the property with double doors leading into the 26ft dining kitchen, a large sunroom extension with vaulted ceiling and double doors leading to the garden. The utility room and integral garage can be accessed off the kitchen with a door leading to the side of the property. On the first floor is a master bedroom with a modern en-suite bathroom, a further three bedrooms and a family bathroom. Loft access and storage cupboard.

At the front of the property is a block paved driveway providing off road parking for two cars and a single garage, a gate provides side access to the rear of the property. At the rear is a private, West facing garden, mainly laid to lawn with a patio area for entertaining.

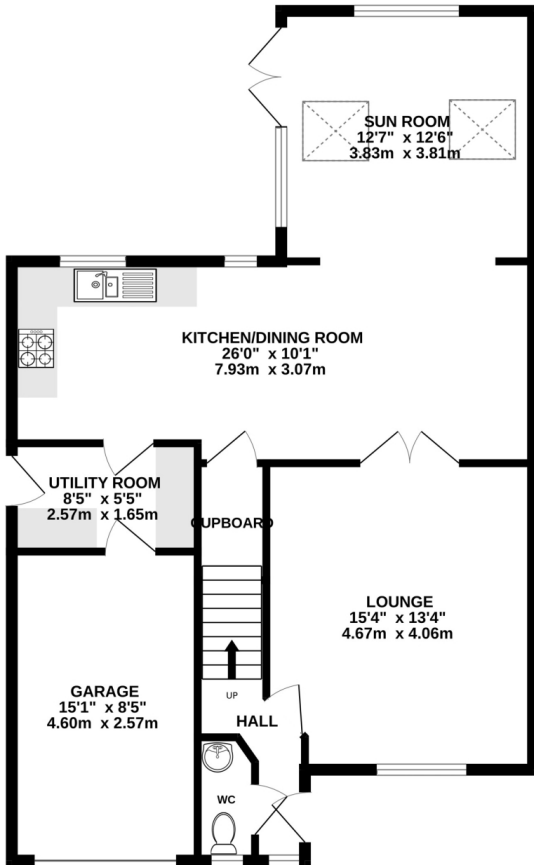
Gas fired central heating, uPVC double glazed throughout.

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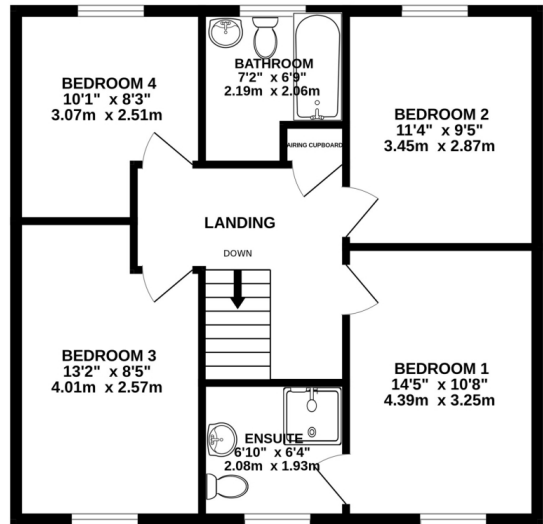
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# FLOORPLAN

GROUND FLOOR  
 884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
 660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1544 sq.ft. (143.4 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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PROPERTY DETAILS FOR

# 53 Broogh Wyllin, Kirk Michael

## Disclaimer

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