



ASKING PRICE

£499,950



THE DETAILS



4



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2



6 Cleiy Rhennee

Kirk Michael

£499,950

call in today or visit www.blackgracecowley.com for more details

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

PROPERTY DETAILS FOR
6 Cleiy Rhennee, Kirk Michael



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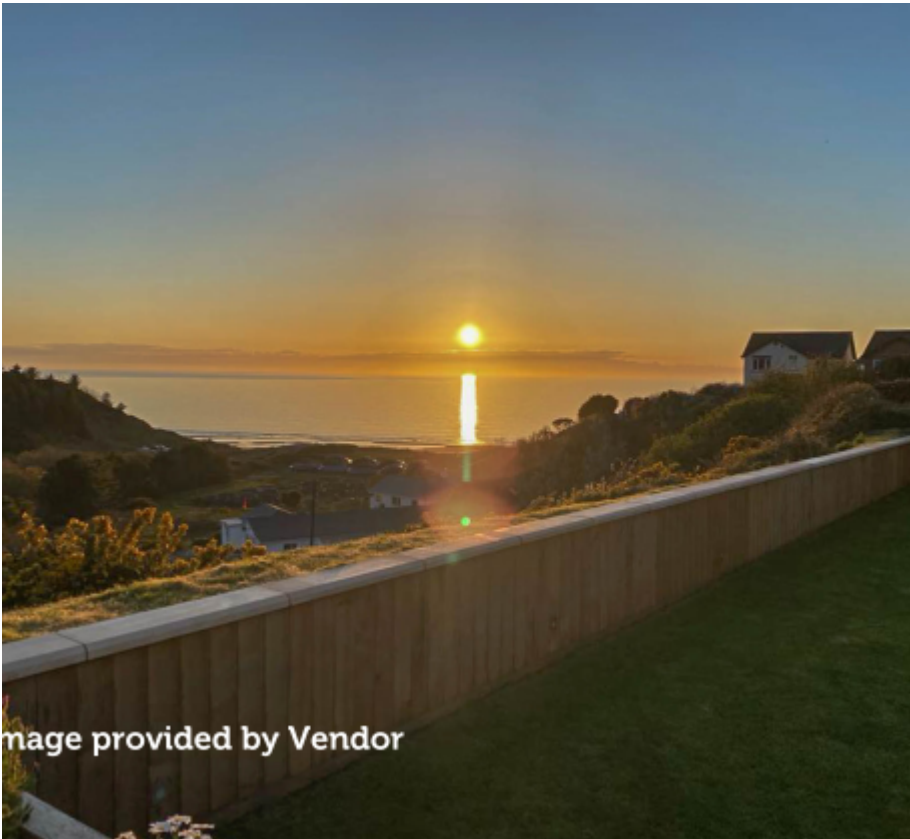
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THE DESCRIPTION

- Well presented detached family home
- Located in a quiet cul-de-sac and within walking distance of the school and shops
- Short drive to Peel, Ramsey and Douglas
- Spacious Kitchen/Diner/Family Room with an Andrew Williamson Kitchen
- Lounge, Snug, Downstairs WC
- 4 Bedrooms, En-suite and Modern Family Bathroom
- Utility Room, Garage, Off Road Parking
- South Facing Rear Garden
- Newly fitted Gas Boiler, uPVC Double Glazed throughout

THE PROPERTY

Black Grace Cowley are pleased to offer 6 Cleiy Rhennee to the market, a well presented detached family house situated in a quiet cul-de-sac in Kirk Michael Village. Located only a short drive from Ramsey, Douglas and Peel. Within walking distance of Kirk Michael Primary School, bus stop, shop, butchers and pub. Upon entering the property there is a spacious entrance hall with contemporary cloakroom wc. Off the hall to the left, located at the front of the property, is a bright lounge with a media wall with double doors leading into the spacious and modern kitchen/diner/family room. A contemporary Andrew Williamson Kitchen with a stainless steel Rangemaster cooker, integrated fridge and dishwasher. French uPVC doors lead out into the rear garden. Off the kitchen is the utility room with space for freezer and plumbing for a washing machine, and access into the garage. The snug can be accessed off the right hand side of the hall and is located at the front. Karndean flooring throughout the downstairs. On the first floor is a spacious master bedroom with an en-suite shower room. A further three bedrooms and a modern bathroom.

At the front of the property is a lawned garden with a block paved drive way. At the rear is a secure south facing garden with distant sea views, mainly laid to lawn with a raised paved seating area.

Gas fired central heating (newly fitted Valliant Boiler). uPVC double glazed throughout.

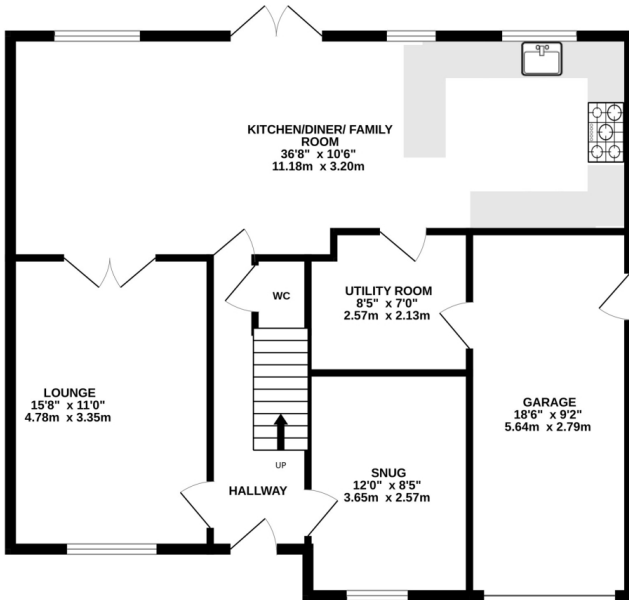
Planning approved for the erection of a dormer window and installation of roof lights to create a master bedroom suite- 23/00532/B

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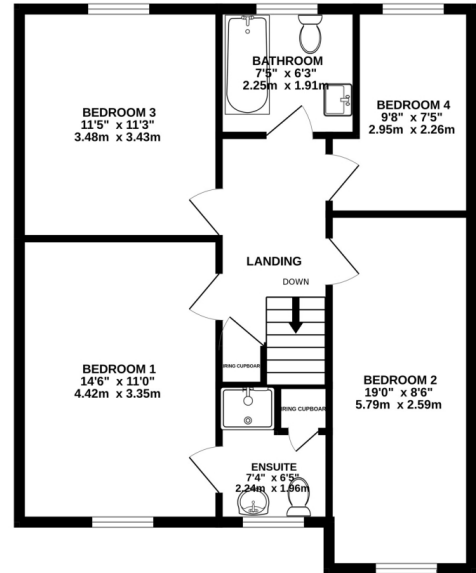
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FLOORPLAN

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.8 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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