



ASKING PRICE

£485,000

THE DETAILS



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Verndale, Glen Road

Laxey

£485,000

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

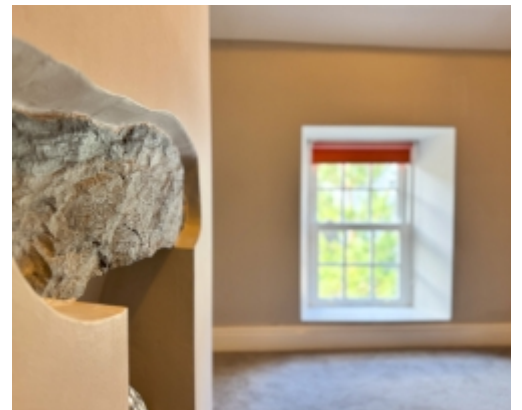
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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Newly renovated detached double fronted cottage
- Located within walking distance of Laxey Promenade and beach
- Stunning open plan Living Room through to Kitchen Diner
- Snug/Office, Utility Room and ground floor W.C.
- Open Plan TV Room/Study Space/Bedroom 4
- 3 Bedrooms, 2 En Suite Shower Rooms and large Family Bathroom
- Attractive landscaped rear garden
- Driveway providing off road parking for 2 vehicles
- Gas fired central heating and fully double glazed
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Verndale to the market, situated within a 10-minute walk of Laxey beach. This double front period property has been modernised and well maintained to excellent order by the current vendor.

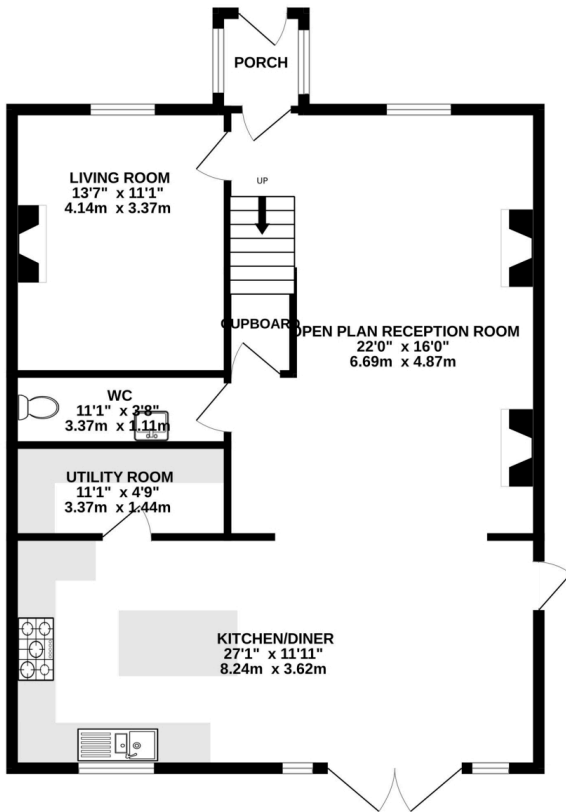
Upon entering the properties entrance porch, it leads into a large open plan living/kitchen/dining space with period fireplaces, large modern fitted kitchen with a range of contemporary base and wall units, range cooker and island, space for American fridge/freezer. Off the open plan kitchen is a door into a good size utility room fitted with modern contemporary units. Downstairs W.C. and under-stairs storage. In addition to the principle living space there is separate reception room which could be used as a snug, study, or potential 4th bedroom, situated at the front of the property with period fireplace and wooden floors.

On the first floor is large open plan full height reception room/office space with period fireplace and exposed original a-frame's, two uPVC windows offering plenty of natural light. This then leads to the landing with storage, off the landing are three double bedrooms, two of which have en-suite shower rooms, all three are excellent size. A modern family bathroom suite with double ended bath and modern sanitary ware.

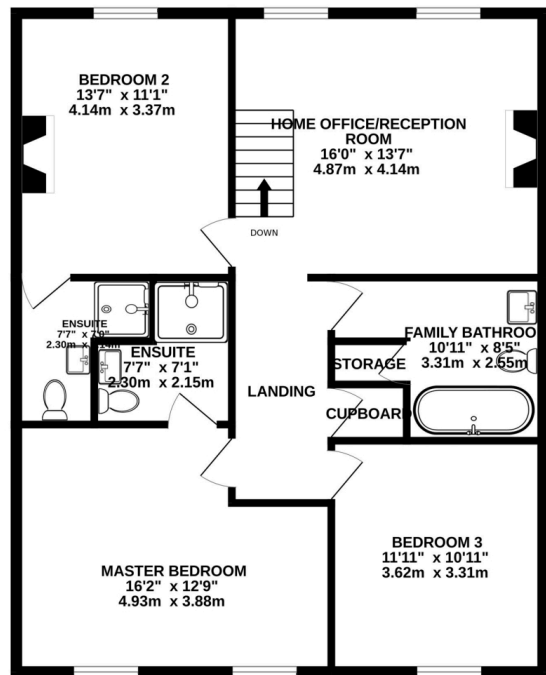
To the outside of the property, you can access the rear of Verndale via a set of double doors from the kitchen, and an additional side door leading to the outside of the property's pathway. At the rear is a landscaped easy to maintain garden with a circular centre patio area, mature shrubs, and borders to all sides. There are then timber steps to a large, raised decking area which will attract the sun from midday through to late evening, beyond the decking area there is an additional shrubland area. To the front you have off street parking for two vehicles with a pillared entrance.

FLOORPLAN

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 1821 sq.ft. (169.2 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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