



ASKING PRICE

£319,500



THE DETAILS



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52 Derby Road

Peel

£319,500

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

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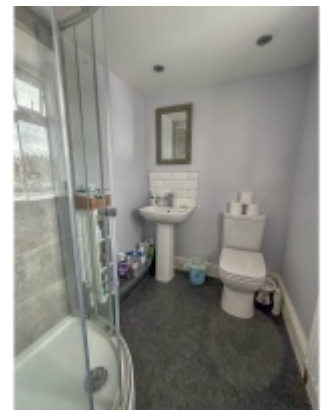
a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

PROPERTY DETAILS FOR
52 Derby Road, Peel



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THE DESCRIPTION

- Well presented detached house
- Conveniently situated within walking distance to schools, shops and local amenities
- Family Room, Snug, Dining Room
- Kitchen, Utility Room, Porch
- 2 Bedrooms, 2 Bathrooms, Large Attic Room
- Private Rear Garden
- Garage plus off-road parking for 3 cars
- Viewings highly recommended

THE PROPERTY

Black Grace Cowley are pleased to offer 52 Derby Road to the market. This quirky detached house is centrally located for the schools, shops, local amenities and only a short drive to Douglas, Ramsey and the South of the Island. Entering from the front door straight into the hallway with stairs to the upper floor and access through a door on the left into the dining room with feature fireplace and multi-fuel burner, kitchen, utility room and rear porch with garden access. On the left of the hallway is the snug with feature fireplace and multi-fuel burner and family room with double doors leading into the sunny private garden. On the first floor are two double bedrooms, a bathroom with roll top bath, wc and sink and separate shower room with wc and sink. Stairs lead to a large attic room with floor and roof lights ideal as an occasional bedroom, craft room or home office.

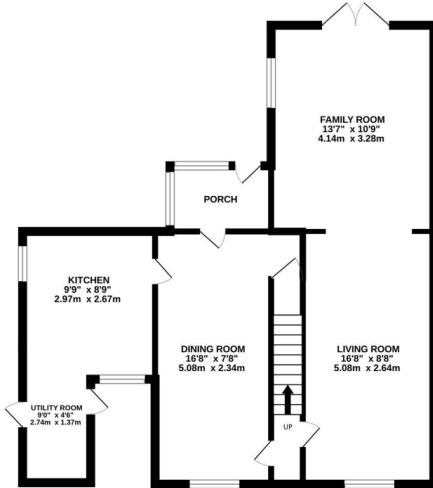
There is a sunny garden to the rear and side of the house, partially paved with mature shrubs and fruit trees and access to the single garage. There is also a gate from the garden to off-road parking for up to four cars that is gated. Gas central heating and double glazed windows and doors.

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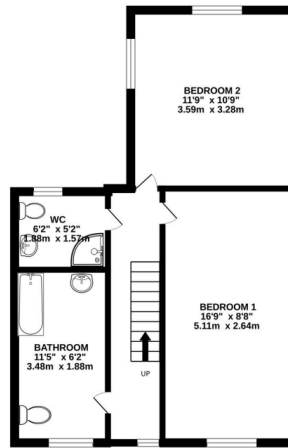
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FLOORPLAN

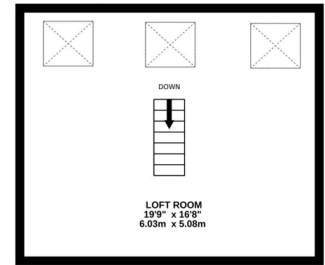
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (126.0 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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