



ASKING PRICE

£249,950

THE DETAILS

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64 Patrick Street
Peel
£249,950

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

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

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

PROPERTY DETAILS FOR 64 Patrick Street, Peel



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THE DESCRIPTION

- Characterful terraced house
- Situated in the heart of old Peel and within walking distance to the Marina, Promenade and Beach
- Central location for schools, shops and amenities
- Lounge with multi-fuel burner
- Modern Kitchen/Diner
- 3 Bedrooms, family Bathroom, large Attic Room
- Gas fired central heating, double glazing

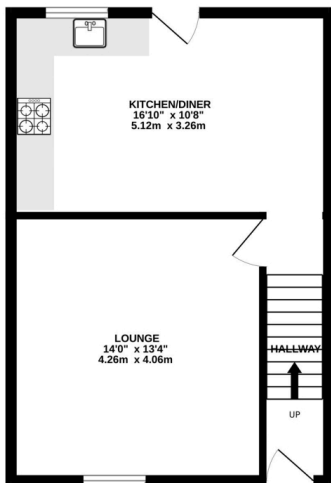
THE PROPERTY

Black Grace Cowley are pleased to offer to 64 Patrick Street to the market. A mid-terraced house full of character and charm situated in the centre of Peel within close proximity of the schools, shops and local amenities and walking distance to the Marina, Promenade and Beach. Entering the property through the uPVC front door which leads into a hallway with stairs to the first floor. Off the hall, a door leads into the lounge with wooden flooring, original inglenook fireplace and multi-fuel burner. A glazed door leads through to the kitchen/diner with shaker style base units, reclaimed parquet flooring, electric oven and gas hob, a separate larder cupboard and space for a large fridge freezer. Taking the stairs up to the first floor, on the half landing is a modern family bathroom fitted with a modern suite comprising bath with shower over, WC, wash hand basin and heated towel rail. Carrying on up the stairs to the first floor, there are two bedrooms, one double and a single currently used as an office. On the 2nd floor is a spacious 3rd bedroom with views towards Peel Hill.

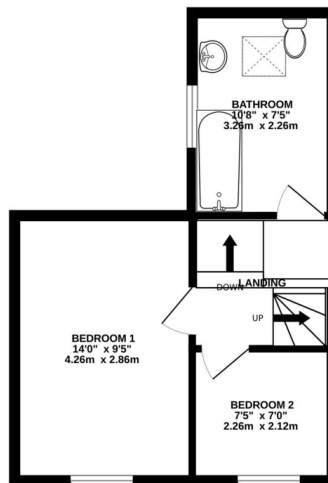
At the rear of the property, and accessed via the kitchen, is a sunny courtyard style garden with Astro-Turf.

FLOORPLAN

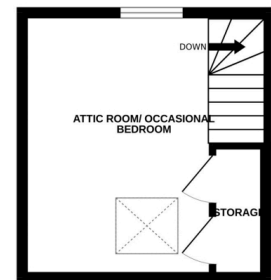
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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