



ASKING PRICE

£349,950

THE DETAILS

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17 Beach Street
Peel
£349,950

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

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THE DESCRIPTION

- Charming and characterful mid-terrace house
- Situated in Old Peel just minutes from Peel Beach
- Walking distance to the Marina, restaurants, bars, shops and local amenities
- Kitchen, Dining Room, Lounge, Family Room, Utility room, Loft Room
- 4 Bedrooms, 1 En suite and Family Bathroom
- Private and sunny rear garden
- Oil Fired Central Heating
- Viewings highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer 17 Beach Street to the market. This charming house, located in the heart of Old Peel, is deceptively spacious and hides a characterful family home behind its modest exterior. Conveniently positioned in the middle of town and walking distance to the schools, shops the beach and local amenities and only a short drive to Douglas, Ramsey and the South of the island.

Four gentle stairs with railing lead to the composite front door and original tiled 'front step' into the porch with wooden partially glazed door leading into the hallway with staircase to the upper floor and down to the basement. Off the hall is bright lounge with window seat, feature fireplace and multi-fuel burner leading into the dining area with two steps down to the kitchen with back door leading to the rear garden. Stairs from the hallway lead down into the basement, the front room is a spacious family room with feature fireplace and original slate lintel and the back room has been made into a useful utility room with ample storage. On the upper half landing is the family bathroom with corner bath, shower over, sink, and WC and on the first floor are two double bedrooms one with built-in wardrobes and en-suite shower room. On the second floor are two further double bedrooms with staircase to the loft room. The generous loft room with roof lights and two walk-in storage cupboards would make an ideal playroom, craft or hobbies room.

Outside is a sunny walled garden providing a secluded space to entertain family and friends and a safe environment for children to play. There is side access via the adjoining property's passageway.



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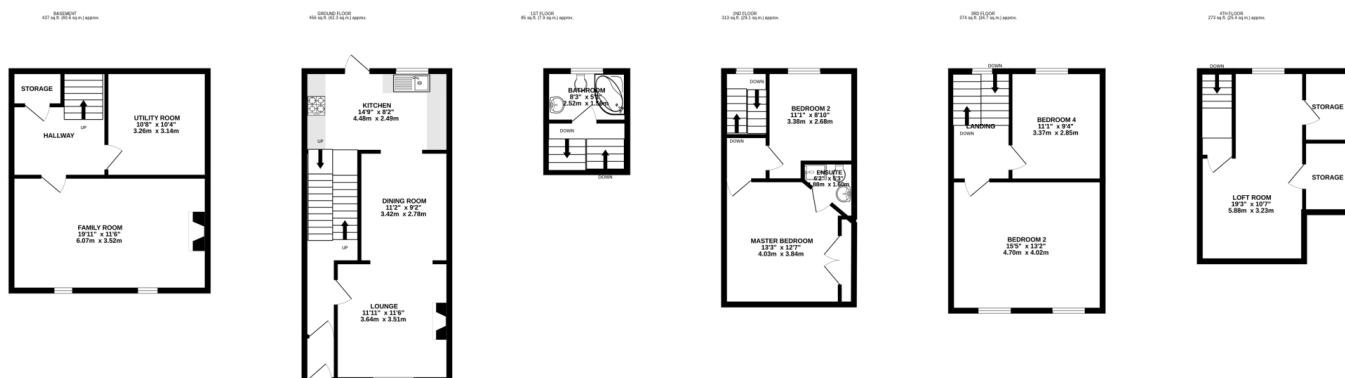
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uPVC windows and doors. Oil fired central heating.

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FLOORPLAN



TOTAL FLOOR AREA: 1937 sq.ft. (180.0 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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