



ASKING PRICE

£359,950

## THE DETAILS

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2 Kerrocruin

Kirk Michael

£359,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

e: [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 845 696

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



PROPERTY DETAILS FOR  
**2 Kerrocruin, Kirk Michael**



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## THE DESCRIPTION

- Spacious detached true Bungalow
- Walking distance to the primary school, local amenities and bus route
- Lounge, breakfast Kitchen
- 3 Double Bedrooms, Family Bathroom
- Detached Garage, Off-Road Parking
- Gas Fired Central Heating

## THE PROPERTY

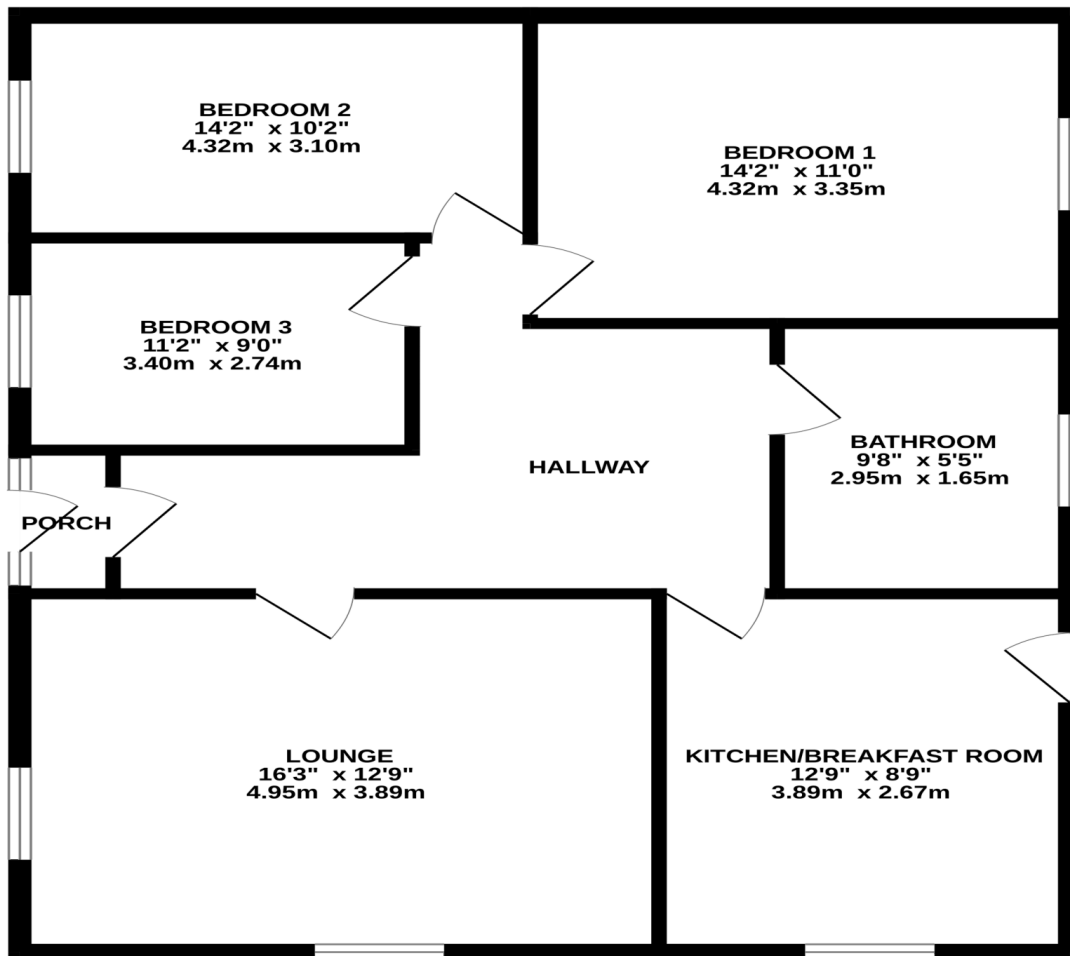
Black Grace Cowley are delighted to present 2 Kerrocruin to the market, a detached true Bungalow in the heart of Kirk Michael Village. Situated just a short walk from local amenities, the Primary School, Pub and an easy commute to Ramsey, Peel, Douglas and the South of the Island.

On entering the property through the uPVC side entrance door into a porch with inner door to the spacious hallway. Flowing off the hallway to the right is a generous and bright dual aspect lounge with large bay window overlooking the front garden. There is a spacious breakfast kitchen with door to the side garden, garage and off road parking. A modern family bathroom with bath and shower over, sink and WC and three generously sized double bedrooms. There is a large, full-length attic with central standing height, providing superb potential for conversion, subject to planning. Outside, the property benefits from off-road parking and a generously sized detached single garage. A paved pathway encircles the bungalow, complemented by well-maintained lawned gardens with mature shrubs and trees, and there are both front and rear access to the property.

Gas fired central heating. uPVC double glazed.

## FLOORPLAN

GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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## 2 Kerrocruin, Kirk Michael

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