



ASKING PRICE

£299,950

THE DETAILS

 3  2  2



2 Princes Terrace
Minorca Hill, Laxey
£299,950

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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









THE DESCRIPTION

- Well presented mid-terrace cottage
- Situated within walking distance of Laxey Beach, The Shore and local amenities
- 2 Reception Rooms, Kitchen
- 3 Bedrooms, 2 Bathrooms (1 En-suite)
- Master Bedroom with Juliette Balcony and En-suite Shower Room
- Rear terraced garden with raised decking and lawned garden
- Gas fired central heating, uPVC double glazed
- Ideal first home or holiday home
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 2 Princes Terrace to the market. Situated in Laxey Village and within walking distance of Laxey Beach, The Shore Hotel, The Shed and local amenities. To the front of the property there is a paved patio garden.

Entering the property via the uPVC double glazed door which leads into reception hall/dining room with a built in storage cupboard, a door provides access into the kitchen which is fitted with a comprehensive range of wood effect base and wall units with contrasting worktops and breakfast bar. Integrated oven and gas hob, space for a fridge freezer and plumbing for a washing machine and dishwasher. A set of French uPVC double glazed doors lead out to the rear patio garden. The lounge, accessed off the reception hall/dining room via an archway, is fitted with a feature log burner and two built in storage cupboards with shelving above either side of the chimney breast. From the lounge is access into the rear hallway, which has stairs to the first floor and a door providing access to the rear of the property.

On the first floor is a good size landing with a built in airing cupboard/wardrobe space. Bedroom 1 is situated to the rear of the property and is a good sized double bedroom with two Velux windows and a set of uPVC double glazed doors opening up to a Juliette balcony, built in wardrobe and open shelving. There is an en-suite shower room which is fitted with a shower cubicle, wash hand basin and WC. Bedroom 2 and 3 are both small doubles situated to the front of the property, bedroom 2 benefits from a built in wardrobe. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, Velux window.



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2 Princes Terrace, Minorca Hill, Laxey

To the front of the property there is a paved garden. To the rear is a terraced garden with a patio area, raised decking area with glass balustrades and lawned garden.

The property is conveniently situated just a short drive to Douglas and Ramsey and would make for an ideal first home or holiday home.

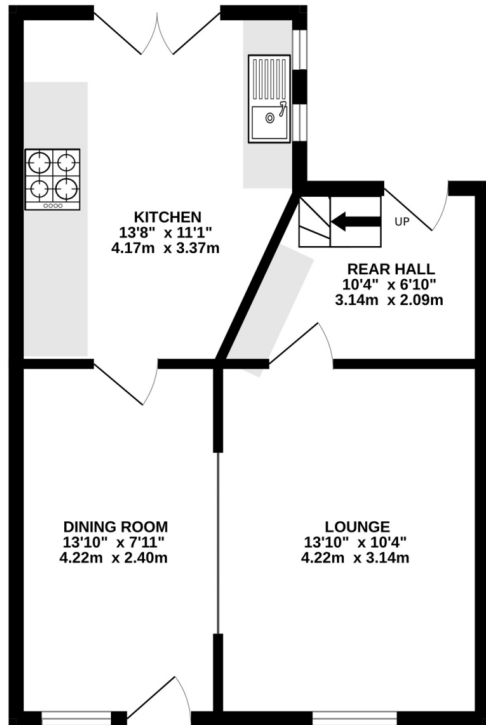
The property is being offered for sale with no onward chain. Gas fired central heating and uPVC double glazed.

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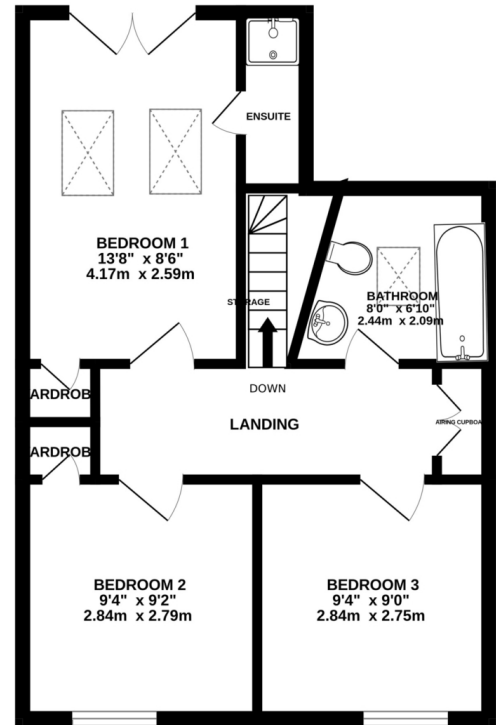
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FLOORPLAN

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 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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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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