



ASKING PRICE

£479,950

## THE DETAILS



8 Ballaterson Crescent  
Peel  
£479,950

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

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







PROPERTY DETAILS FOR  
**8 Ballaterson Crescent, Peel**



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## THE DESCRIPTION

- Well presented detached Dormer bungalow
- Situated in a sought after location close to the centre of Peel
- Modern Kitchen/Diner, Lounge, Studio
- Master Bedroom with En-suite, 3 further double Bedrooms
- Utility Room, Hallway, Cloakroom WC
- Garage, Off road parking
- Private rear garden and deck
- No onward chain

## THE PROPERTY

Black Grace Cowley are pleased to offer 8 Ballaterson Crescent to the market, a detached dormer bungalow situated in a sought after location within walking distance to the centre of Peel and local amenities. The property offers deceptively spacious accommodation

Entering via the porch into the entrance hallway with cloakroom WC and storage cupboard ideal for coats, boots and shoes. A generous sunny lounge with dual aspect and bay windows is situated off the hallway to the right with marble effect fireplace and electric fire. The kitchen is fitted with a comprehensive range of base and wall units with contrasting worktops, tiled splashback and integrated appliances with uPVC French doors leading to the rear garden. The separate utility room with side access door offers a range of base and wall units and plumbing for laundry appliances. Bedroom 4 is accessed off the hallway and is currently used as a snug/office. The large master bedroom is situated off the hallway at the rear of the property with a good range of built-in wardrobes, a modern En-suite with underfloor heating, comprising of a bath, separate shower, vanity sink, heated towel rail and WC. Off the master bedroom is a large studio that could be used as a nursery, office, craft room, gym or yoga room. Upstairs are two generous double bedrooms both with Dormer windows and views towards Peel Hill, each has built in wardrobes and under eaves storage. On the landing is a modern bathroom with underfloor heating, featuring a bath and shower over, vanity sink and WC.

At the rear of the property is a private garden laid to lawn with mature trees and shrubs, a sunny deck, wooden shed and side access to the front of the house. At the front is a single garage with a block paved driveway providing off road parking and a front garden laid to lawn.



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

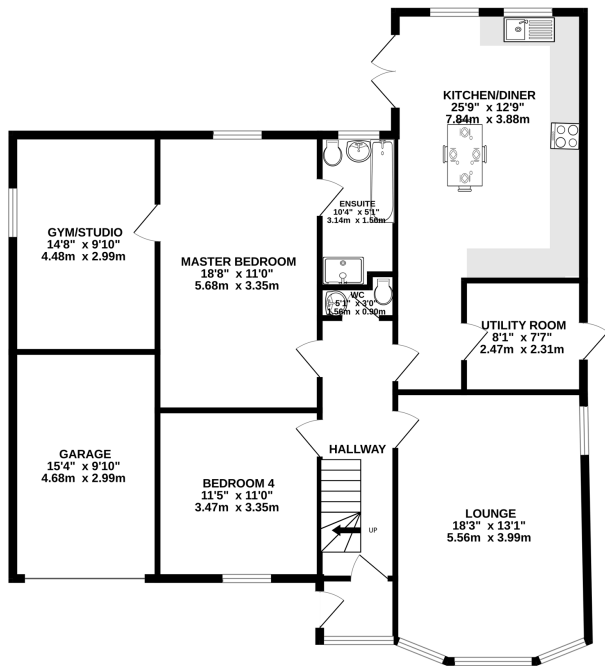
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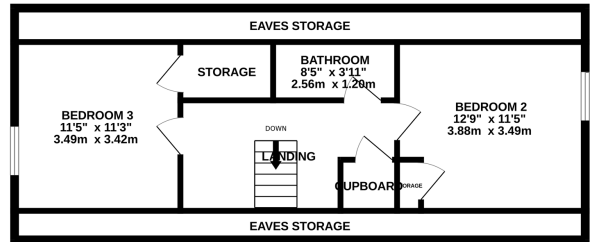


# FLOORPLAN

**GROUND FLOOR**  
1358 sq.ft. (126.2 sq.m.) approx.



**1ST FLOOR**  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.6 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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### Disclaimer

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