



ASKING PRICE

£357,500

THE DETAILS

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50 Patrick Street
Peel
£357,500

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

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

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THE DESCRIPTION

- Deceptively Spacious Townhouse
- Conveniently situated in the centre of Peel close to the schools, shops, bus route and local amenities
- Lounge/diner, Kitchen
- 3 Double Bedrooms, 1 Nursery/Study, 1 Bathroom, 1 Ensuite
- Sunny and private Rear Garden with side access
- Oil Fired Central Heating
- Viewings highly recommended

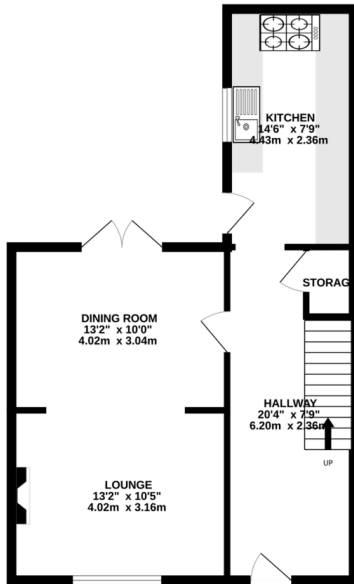
THE PROPERTY

Black Grace Cowley are pleased to offer 50 Patrick Street to the market. A deceptively spacious townhouse situated in the heart of Peel, walking distance to the bustling Quay with it's marina, bars and restaurants. Convenient for the local schools, shops and amenities and only a short drive to Douglas, Ramsey and the South of the Island. At the front is a gated patio with railings and composite front door into a spacious hallway with under stairs storage for the Megaflow and condensing dryer. Off the hallway is a generous lounge with high ceilings and feature fireplace and a dining area with patio doors leading to the rear garden. The galley kitchen is fitted with modern base and wall units, range oven with gas hob, plumbing for washing machine and dishwasher and space for an American style fridge/freezer, there is a rear door leading to the patio garden. On the first half landing is a spacious family bathroom consisting of separate bath, shower, WC, sink and heated towel rail. On the first floor are two double bedrooms and on the second floor is a double bedroom with modern en-suite shower room and a small nursery or study room.

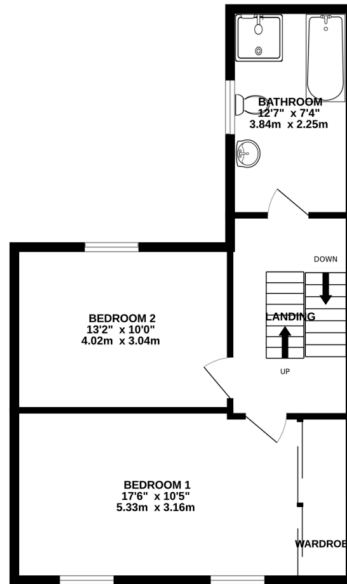
At the rear is a private, walled and sunny south-facing garden with patio and views to the Marina, Peel Hill and Peel Castle. A side gate over a shared pathway gives utility access onto Patrick Street. Oil Fired central heating. uPVC Double Glazed. Planning approved for single storey rear extension, Planning Application no. 21/00608/B. Viewings highly recommended.

FLOORPLAN

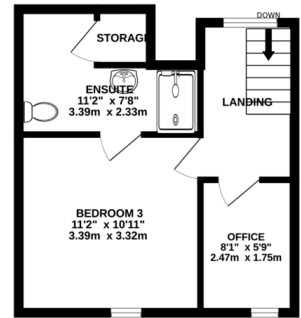
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 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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PROPERTY DETAILS FOR 50 Patrick Street, Peel

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