



ASKING PRICE

£409,000

THE DETAILS

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11 Ballatessan Meadow

Peel

£409,000

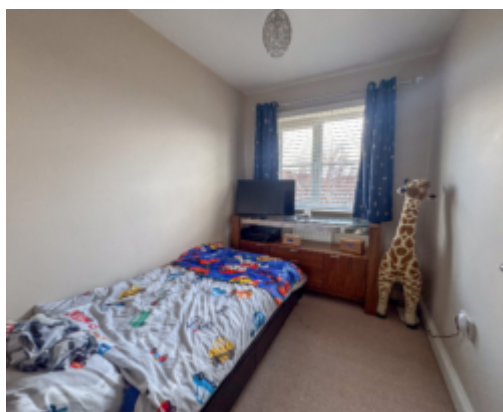
call in today or visit www.blackgracecowley.com for more details

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







11 Ballatessan Meadow, Peel



THE DESCRIPTION

- Modern Semi-Detached House
- Situated in a sought after area in Peel
- Within walking distance of shops, schools and local amenities
- Porch, Lounge, Modern Kitchen/Diner
- 4 Bedrooms, 2 Bathrooms (1 En-suite)
- Garage, Utility Room
- Off road parking to the front
- Private rear garden
- Gas central heating, uPVC double glazed throughout
- Viewing highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer 11 Ballatessan Meadow to the market, a modern semi-detached house situated in a sought after area in Peel. Conveniently located and within walking distance of the local Primary and Secondary school, swimming pool gym, shops and local amenities. Only a short drive to Douglas, Ramsey and the South of the Island.

Entering the property via the composite front door which leads into the porch, with access into the entrance hall with stairs to the first floor. Situated to the front of the property there is a good sized lounge with an electric feature fireplace, double doors leading into the kitchen diner and an understairs storage cupboard. The kitchen diner is fitted with a range of modern plum coloured base, wall and drawer units with contrasting work tops, space for an undercounter fridge, and plumbing for a dishwasher. Gas hob and electric oven. A set of uPVC double glazed doors lead out to the rear garden. The garage is accessed from the driveway via an electric up-and-over door and provides access to the utility room at the rear of the property, which has plumbing for a washer/dryer.

On the first floor there is spacious landing. The master bedroom is situated to the front of the property and is a spacious room benefitting from an en-suite shower room featuring a walk in shower cubicle, wash hand basin with vanity storage and WC. Marble tiles to the wall and floor. Bedroom 2 and 3 are both good sized double bedrooms. Bedroom 4 is a good sized single room situated to the rear. The family bathroom is fitted with a three piece suite comprising of a panelled bath with shower over, wash hand basin and WC.

To the front of the property there is a concrete driveway providing off road parking for two cars and a lawned garden. To the rear there is a good sized private garden, mainly laid to lawn with a paved patio area off the kitchen/diner and a gravelled path leading to the shed.



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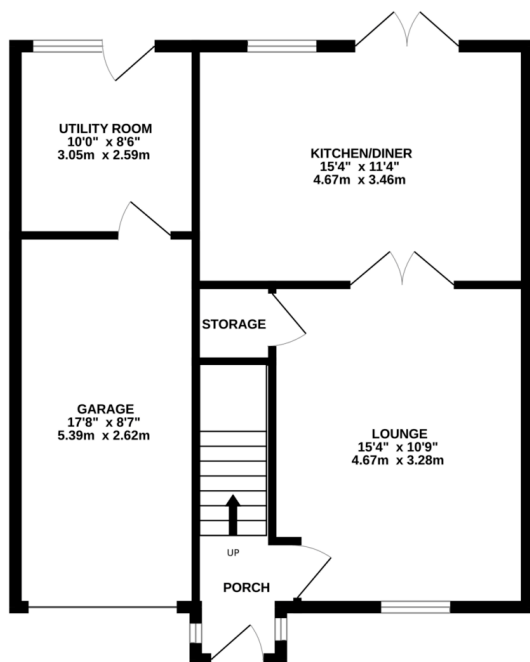
The property has been maintained to an excellent standard by the owners, who have added a two storey extension and new uPVC glazing throughout.

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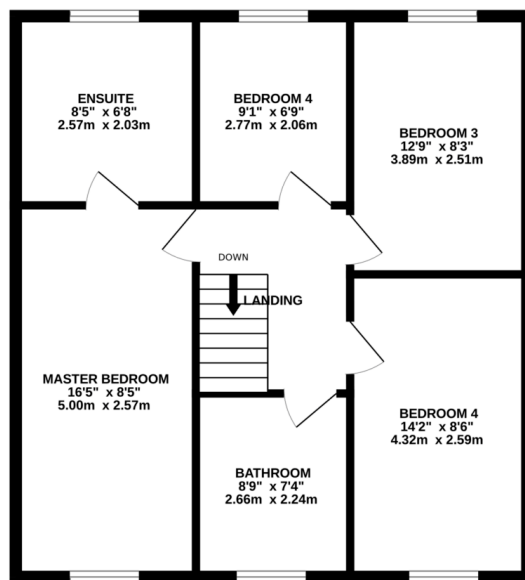
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FLOORPLAN

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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