



ASKING PRICE

£265,000

## THE DETAILS



24 Ballellis

Ballawattleworth Estate, Peel

£265,000

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

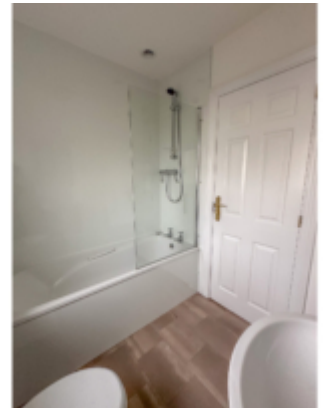
## PROPERTY DETAILS FOR 24 Ballellis, Peel



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## THE DESCRIPTION

- Well presented mid-terrace house
- Lounge, Kitchen Diner
- 2 Bedrooms, Modern Bathroom
- Private rear garden with access
- Two allocated parking spaces
- Viewings highly recommended

## THE PROPERTY

Black Grace Cowley are delighted to offer 24 Ballellis to the market. Tucked away in a quiet cul-de-sac this immaculate, mid-terrace property is conveniently positioned and within walking distance to the shops, Barbary West Coast, West Coast Fitness Gym, Schools and other amenities.

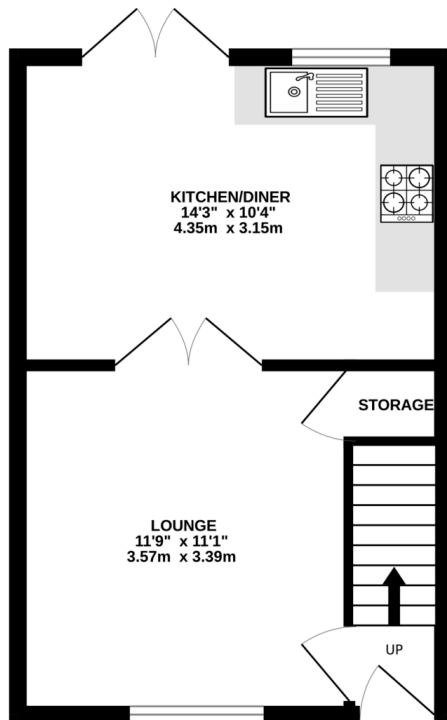
Upon entering the property there is an entrance hallway with carpeted stairs leading to the first floor. To the left is a light and airy living room with a large built in under stairs storage cupboard. Through French doors into a modern kitchen diner fitted with a range of contemporary style wall and base units, with double doors leading on to patio and rear garden. On the first floor there are two bedrooms, the larger of the two is situated to the front of the property and has built-in storage cupboards. The 2nd Bedroom is situated to the rear. Finally, off the landing there is a bathroom with bath and shower over, wash hand basin and WC.

To the rear is a private garden with patio and lawn, wooden shed and rear access gate. Two allocated parking spaces to the front of the property.

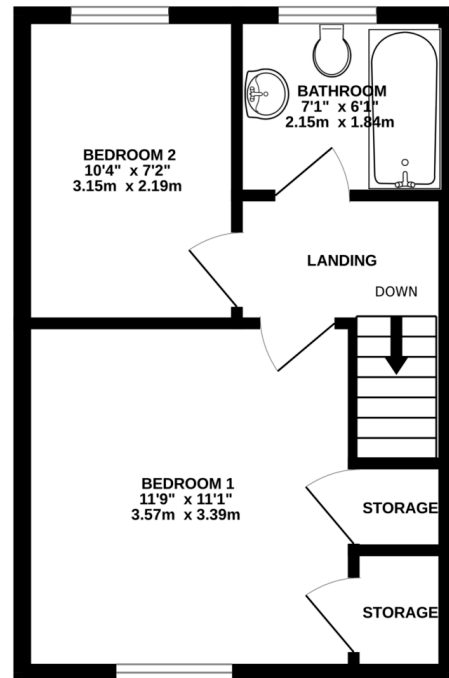
Served by gas central heating and uPVC double glazed throughout. Viewings recommended.

## FLOORPLAN

GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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 24 Ballellis, Peel

### Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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