



ASKING PRICE

£309,000

## THE DETAILS

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Edd Beg, 46 Michael Street

Peel

£309,000

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

## Edd Beg, 46 Michael Street, Peel

### THE DESCRIPTION

- Charming Cottage with Secret Garden
- Located in the heart of Old Peel with local amenities on your doorstep
- Breakfast Kitchen, Lounge
- 3 Bedrooms, Family Bathroom, 1 En-suite
- Tiered Patio Garden and Rear Access
- Gas Central Heating
- Viewings highly recommended

### THE PROPERTY

Black Grace Cowley are delighted to present Edd Beg, Michael Street Peel to the market. This charming and quirky cottage is located in the heart of old Peel walking distance to the beach, promenade, bars and restaurants, local amenities and a short walk to the bus stop. Through the uPVC front door into the hallway with stairs leading to the first floor. On the right is the kitchen fitted with base and wall units, breakfast bar, range cooker, integrated fridge/freezer and dishwasher, under stairs storage. Leading from the kitchen into the bright and sunny lounge with patio doors into the tiered garden. On the first floor are two bedrooms, one double at the back with a view over the garden and a single bedroom at the front with built-in storage. The family bathroom is also located on the 1st floor with bath, separate shower, sink, WC and heated towel rail. On the second floor is a double bedroom with generous en-suite shower room, sink and WC.

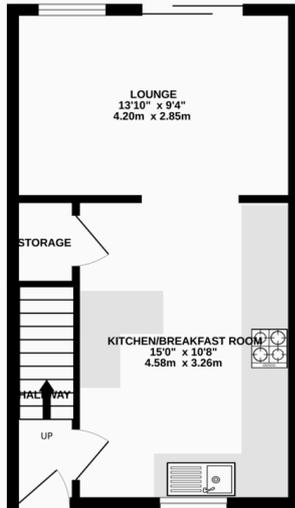
Outside is a beautiful, walled south facing garden laid out in three tiers with paved pathways, pebbles and flower beds. There is a stone shed and rear access. uPVC Double Glazing. Gas Central Heating. Viewings highly recommended.

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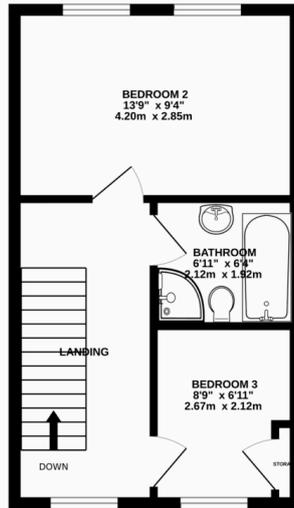
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# FLOORPLAN

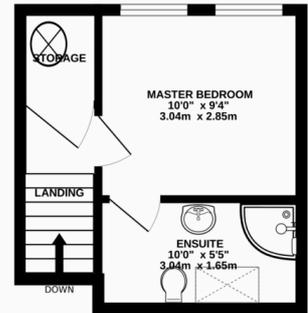
GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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PROPERTY DETAILS FOR

# Edd Beg, 46 Michael Street, Peel

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