



ASKING PRICE

£395,000



THE DETAILS



Rosshay, Main Road

St Johns

£395,000

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  
**Rosshay, St Johns**



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## Rosshay, St Johns

### THE DESCRIPTION

- Detached family home on a generous plot in the village of St Johns
- Kitchen, Dining Room, Lounge
- 3 Double Bedrooms
- Shower Room, Shower Room/Utility Room, Boot Room
- Garden front, rear and side
- Garage and off road parking for 4 cars
- Gas Central Heating
- In need of modernisation

### THE PROPERTY

Black Grace Cowley are pleased to offer Rosshay, Main Road, St Johns to the market, a spacious family home situated on a generous corner plot. Located in the village of St Johns, this property offers an easy commute to Douglas, the airport in the South and North towards Ramsey. St Johns Primary School, the Manx Bunscoill are within walking distance and public transport is close by for the QEII High School in Peel. A front porch leads into a spacious hallway, the kitchen is located to the right with a range of base and wall units, plumbing for a washing machine and dishwasher, space for a cooker, fridge and freezer and an additional rear porch that could be repurposed. There is a large, sunny lounge with feature fireplace and dual aspect windows, a dining room or bedroom depending on your requirements and a generous double bedroom. Also off the hallway is a shower room with corner shower, sink and WC plus an additional shower room with sink, WC and access door to the integral garage that could be used as a utility room. Upstairs are two further double bedrooms with under eaves storage.

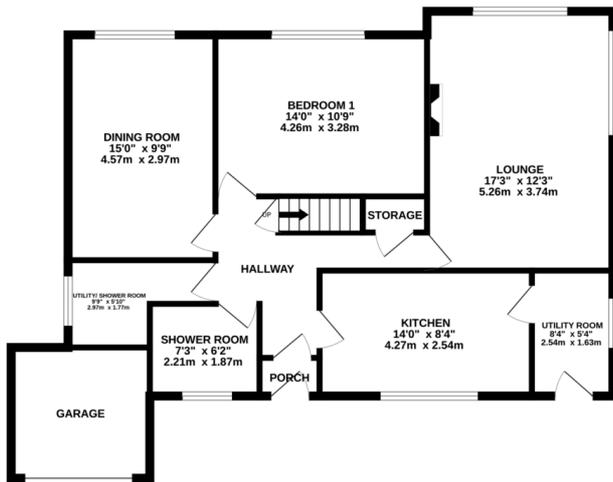
This is a large corner plot with a wrap around lawned garden to the front, side and back surrounded by mature trees and shrubs, a substantial driveway with off road parking for 4 or 5 vehicles and single garage with up and over door. Gas central heating. Double glazed. In need of modernisation and refurbishment. Viewings recommended to appreciate the potential of this property.

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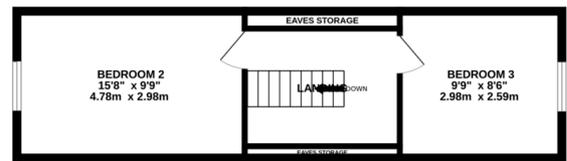
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# FLOORPLAN

GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.

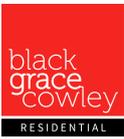


1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.4 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

# Rosshay, St Johns

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