



ASKING PRICE / Offers in Excess of

£495,000

THE DETAILS

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**13 Knock Rushen
Castletown**

Offers in Excess of £495,000

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

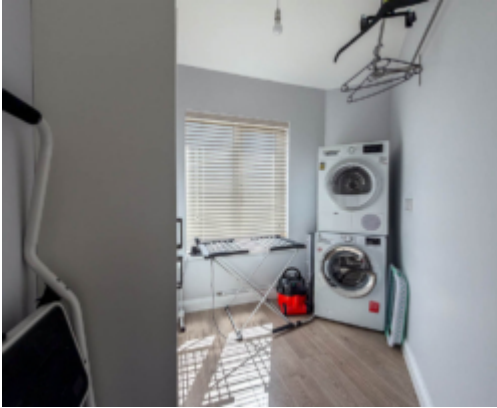
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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
13 Knock Rushen, Castletown



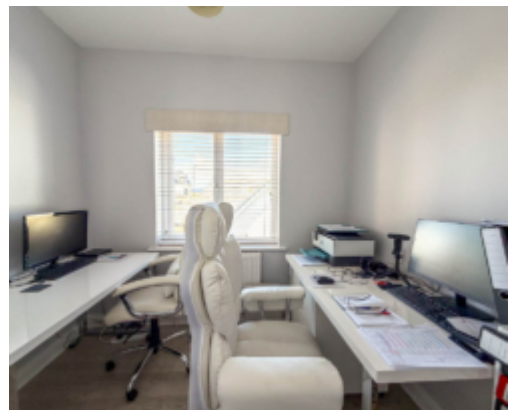
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THE DESCRIPTION

- Modern Semi-Detached Home
- Located within the highly sought-after Knock Rushen development
- Entrance hall with Cloakroom (WC)
- Spacious Living Room and separate Family Room
- Contemporary Dining Kitchen with separate Utility Room
- Impressive principal bedroom featuring 2 Dressing Rooms, En-suite and sea views
- 3 additional Bedrooms, including one En-suite, plus a luxury Family Bathroom
- Low-maintenance rear garden
- Car port providing off-road parking and Detached Garage
- Conveniently positioned within easy walking distance of the historic capital and its amenities
- Enjoy scenic coastal walks right on your doorstep, including Castletown Beach and Scarlett
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 13 Knock Rushen to the market, a modern semi-detached home available with no onward chain, ideally positioned within a sought-after development. Perfectly situated within walking distance of Castletown's historic centre, the property provides easy access to a wide range of amenities, including shops, restaurants, bars, the harbour, a swimming pool and schools.

The ground floor accommodation comprises a welcoming entrance hall with cloakroom (WC), leading through to a bright and spacious living room, alongside a versatile family room ideal for both relaxation and entertaining. At the heart of the home is a contemporary dining kitchen, complemented by a separate utility room for added practicality. Both the family room and kitchen enjoy direct access to the rear garden, creating a seamless indoor-outdoor flow, perfect for alfresco dining and social gatherings.

To the first floor, the principal bedroom is a standout feature, offering two dressing rooms, a luxurious en-suite and attractive sea views. There are three further bedrooms, one of which benefits from its own en-suite, all served by a beautifully appointed family bathroom.

Externally, the property enjoys a low-maintenance rear garden, ideal for relaxing or entertaining. Additional benefits include a car port, off-road parking for two vehicles, a garage and useful storage space located behind the garage.



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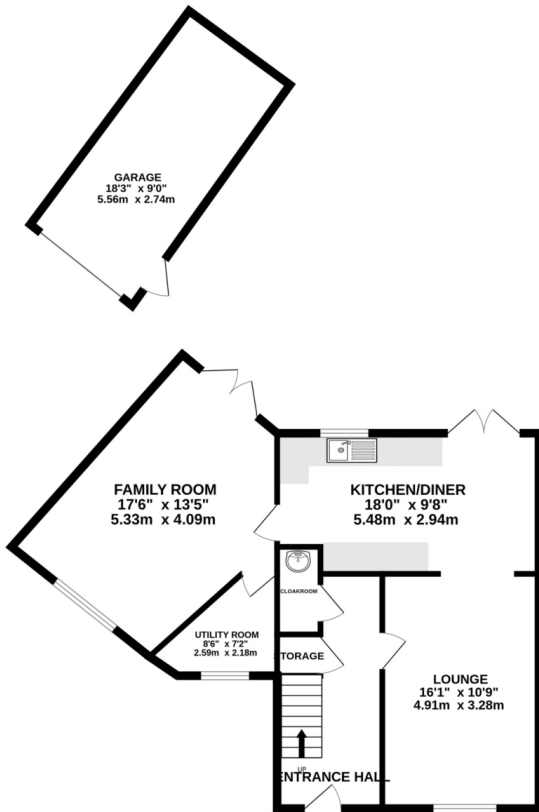
This exceptional home combines modern living with coastal charm, making it an ideal choice for families seeking a convenient and picturesque seaside lifestyle.

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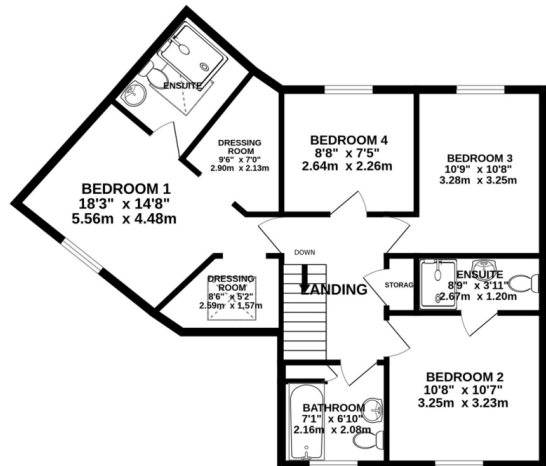
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FLOORPLAN

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 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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