



ASKING PRICE

£449,999

THE DETAILS

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21 Gibbs Grove
Ramsey
£449,999

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
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THE DESCRIPTION

- Modern new build detached family home
- Entrance porch with cloakroom WC
- Hallway with understairs storage
- Spacious L-shaped open-plan living/dining room
- Fitted kitchen with utility room
- Integral garage
- 3 double Bedrooms, Fully tiled family bathroom
- uPVC double glazing throughout, Gas-fired central heating
- Large, relatively private rear garden
- Block-paved driveway parking for three vehicles
- Popular residential location in Ramsey
- Ideal first-time purchase, family home or investment

THE PROPERTY

A modern and well-presented three-bedroom detached family home situated in a popular residential location on the outskirts of Ramsey.

Offering spacious open-plan living accommodation, an integral garage, private rear garden and off-road parking for three vehicles, the property is ideally suited to all buyers, those with young families or those seeking a low-maintenance new build home close to local amenities.

The accommodation comprises an entrance porch with cloakroom facilities, welcoming hallway with useful understairs storage, and a bright L-shaped open-plan living and dining room. The fitted kitchen benefits from spot lighting and synthetic wood-effect flooring, whilst a separate utility room provides additional practicality and access to the integral garage.

To the first floor are three double bedrooms, one of which is currently utilised as a home office, together with a fully tiled family bathroom fitted with a bath, pedestal wash hand basin and WC.

Externally, the property enjoys a generous and relatively private rear garden, predominantly laid to lawn, whilst to the front is a block-paved driveway providing parking for up to three vehicles.



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The property benefits from uPVC double glazing, gas-fired central heating and is offered in excellent order throughout.

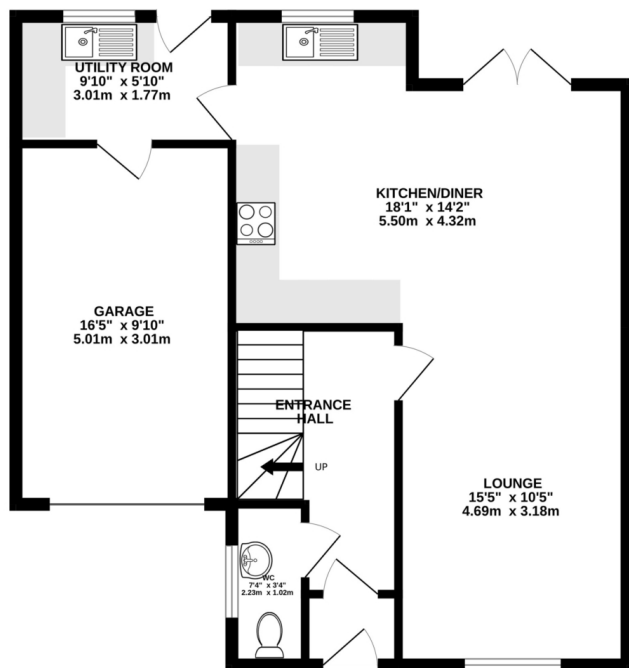
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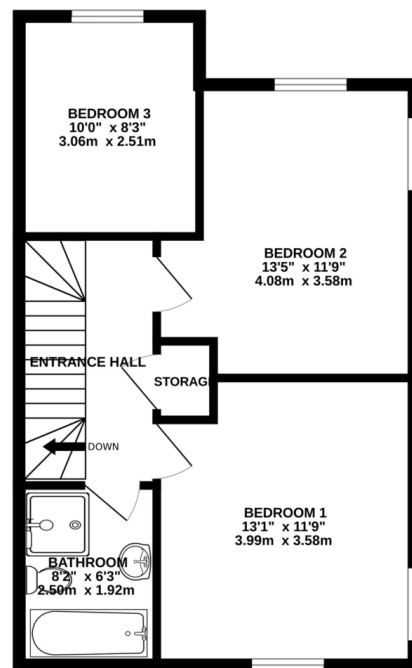
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FLOORPLAN

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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