



ASKING PRICE

£449,950

THE DETAILS

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29 Westlands Avenue
Ramsey
£449,950

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
29 Westlands Avenue, Ramsey



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THE DESCRIPTION

- Detached family home in sought after location
- Fully renovated throughout
- New uPVC windows and doors, fascias and soffits
- Covered Entrance and spacious Hallway
- Lounge, Kitchen, 2 ground floor Bedrooms (1 En Suite)
- 2 first floor Bedrooms with fitted wardrobes, Family Bathroom
- Brazilian hardwood door frames, skirting and stair rails
- Detached Garage and driveway parking for 3-4 cars
- New oil boiler
- Wrap around front, rear and side garden
- Established fruit trees, resin pathways and patio
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring 29 Westlands Avenue, Ramsey to the market. Fully renovated both internally and externally the property is accessed via a covered entrance to the composite front door leading to the spacious carpeted hallway. Door to the kitchen fitted with a range of white high gloss base and wall units and wooden work tops with integrated appliances to include dishwasher, washing machine, oven and ceramic hob with extractor over. Window looking over the rear patio, vinyl flooring and storage cupboard. Door to covered pathway leading to the garage and rear garden. Space for American style fridge-freezer and tumble dryer. From the hallway is a door to Bedroom 4 with a window over the front garden, door to En Suite fitted with a walk in shower, W.C and corner sink. Mermaid board to the walls and wood effect flooring. Door to the spacious Lounge with window overlooking the front garden. Bedroom 3 can be found across the hallway with window overlooking the rear garden, could also be used as an additional reception room if required. Understairs storage cupboard.

The turned staircase leads to the first floor with half landing window allowing natural light whilst overlooking the fruit trees. The spacious landing gives access to 2 bedrooms and the family bathroom. Access to the fully insulated loft. Bedroom 2 overlooks the rear elevation, fitted wardrobes and a door to the fully insulated eaves storage. Bedroom 1 across the landing with a window overlooking the front elevation, fitted wardrobes and a door to the fully insulated eaves storage. The family bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, W.C. and sink with mirrored medicine cabinet over. Mermaid board to the walls and light grey wood effect flooring.



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Externally, the property has recently been painted with new cladding and insulation, soffits and fascias. The garage measures 16'11 x 9'09 with ample storage space and houses the new oil boiler. Driveway parking for 3-4 cars. Arched wrought iron gate leads to the side and rear garden. Established fruit trees with new resin pathway and patio area. Lawned garden to the front with hedge boundary.

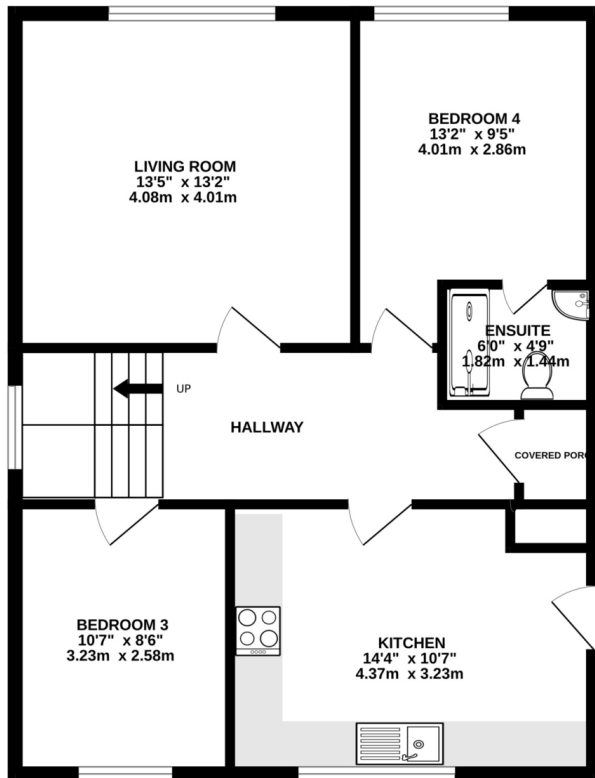
This substantial family home offers spacious accommodation for a growing family, recently renovated and decorated throughout. Viewing essential. Contact Black Grace Cowley on 01624 645555 to arrange a visit.

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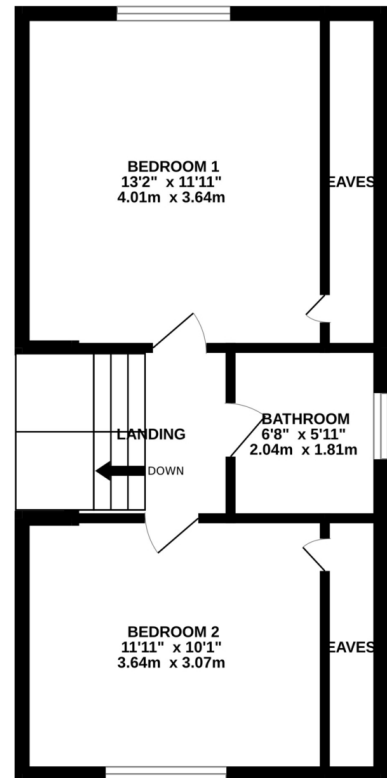
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FLOORPLAN

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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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