



ASKING PRICE

£350,000



THE DETAILS



3



1



2



Ard Mooar

Woodlea Villas, Crosby

£350,000

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







Ard Mooar, Woodlea Villas, Crosby



THE DESCRIPTION

- Semi-Detached House retaining original features throughout
- Walking distance to Crosby's local amenities and primary school
- Entrance Hall and Vestibule
- 2 Reception Rooms, Kitchen
- 3 Bedrooms, Family Bathroom
- Lean-to with Downstairs WC
- Detached large garden store
- Separate Boiler Room to the rear
- Mature, spacious, south-west-facing rear garden
- Off-street parking for 1–2 vehicles
- Oil-fired central heating, part double glazing
- Requires modernisation
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Ard Mooar to the market. This period-style, three-bedroom semi-detached home sits in an elevated position in Crosby with stunning distant rural views to the south.

To the front of the property, there is a pillared shared driveway, which leads to off-street parking for two vehicles. There is also a concrete footpath leading up to the vestibule entrance, which has a uPVC double-glazed door and dual-aspect double-glazed windows, leading through to the original period hardwood door, giving access into the entrance hall. The entrance hall is a bright and spacious area, with a turning staircase featuring the original balustrades leading up to the first floor. There is a double-glazed window to the side aspect, offering plenty of natural light, together with a door into the downstairs WC, which is situated beneath the stairs.

Off the entrance hall there is access the lounge which is situated to the front of the house and has a large uPVC double-glazed bay window to the front aspect, as well as an inset feature fireplace. Also off the entrance hall there is access into the dining room which is situated to the rear of the property, overlooking the gardens. There is a period feature fireplace to one wall with an open fire, built-in storage and a set of double sliding doors giving access into the lounge. Lastly, off the entrance hall, there is an opening into a fitted kitchen. The kitchen has a range of hardwood wall and base units, laminate worktops, a stainless-steel sink and drainer, a uPVC double-glazed window to the rear aspect and a door giving access to the lean-to. The lean-to was previously used as a breakfast area. It is timber-framed, with double-glazed windows to all sides and a sloping glass roof. There is power and heating in this space, together with a hardwood door giving access out to the property's rear garden.

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Taking the stairs up to the first floor, there is a bright and spacious landing with a built-in airing cupboard and natural light coming from the double-glazed stairway window. There are three double bedrooms, two of which are situated to the front of the property, both with double-glazed windows and distant rural views. Bedroom three, situated to the rear of the house, has a double-glazed window overlooking the property's rear gardens and also enjoys views towards the plantation. There is a large family bathroom which comprises of a walk-in double shower cubicle, panelled bath, wash hand basin with pedestal and WC. There are two uPVC double-glazed windows offering plenty of natural light.

Externally, to the rear of the property, there is a large garden store, which has a timber door for access to the front. There is also a window to the side, offering plenty of natural light. In addition to the garden store, there is a separate boiler room, which again provides a spacious storage area and houses the oil-fired central heating boiler. There is a timber-framed window offering natural light. The rear gardens are mainly laid to lawn and are timber-fenced to all three sides. At the very rear of the property, there is a gate giving access to a footpath, enabling pedestrian access during the TT and Manx Grand Prix. The gardens are tiered, with a greenhouse situated in the far corner. There is also a side gate at the bottom end of the garden, giving access back out to the shared driveway.

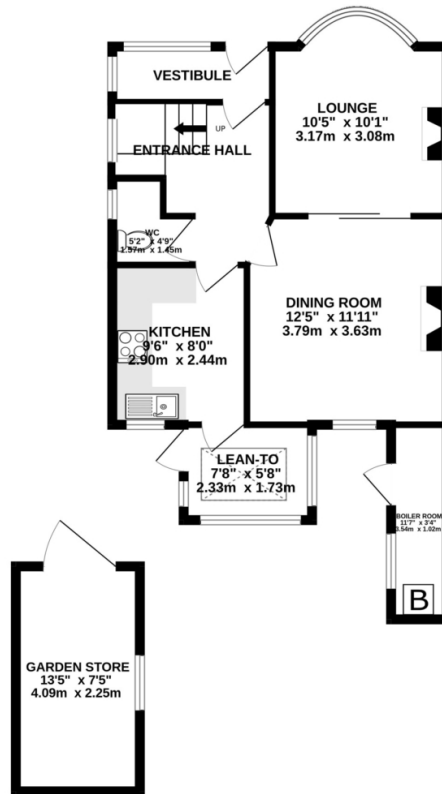
The property benefits from a relatively new roof and has had some electrical wiring work carried out. Overall, however, the property is in need of modernisation throughout but could make for a perfect family home.

The property is within easy walking distance of Crosby's local amenities, including the Co-op, Costa Coffee and Crosby Pub. It is also within easy walking distance of Marown Primary School and is situated on a local bus route, giving access into both Peel and Douglas.

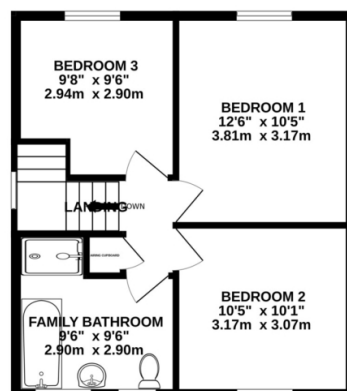
To appreciate the space on offer and the potential that this home has, please call Black Grace Cowley to organise a viewing.

FLOORPLAN

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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

Ard Mooar, Woodlea Villas, Crosby

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