



ASKING PRICE

£299,950



## THE DETAILS

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3 Ballaterson Crescent

Peel

£299,950

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PROPERTY DETAILS FOR  
3 Ballaterson Crescent, Peel, IM5 1BL







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## THE DESCRIPTION

Maintained in immaculate condition throughout with treble loft and cavity wall insulation, this beautifully presented semi-detached bungalow is set in a sought after area of Peel, within easy walking distance to the shops and all amenities. The spacious accommodation, served by oil fired central heating and double glazed provides Lounge, Dining Room, Kitchen, Utility Room, Bathroom and 3 Double Bedrooms with a fourth Bedroom/Study. The property has recently been fitted with quality vertical blinds and curtains throughout. Storage Garage. Outside there is a private rear garden with Summer house and garden shed, to the front there is a bricked paved driveway providing parking for several cars. Viewing Recommended.

## THE PROPERTY

### DIRECTIONS

Travelling into Peel on the main road from Douglas turn left at the Tynwald Road crossroads into Queens Drive. Turn right at the mini roundabout and first left into Ballaterson Road and left again into Ballaterson Crescent, number 3 can be found immediately on your left hand side clearly identified by our 'For Sale' board.

### ACCOMMODATION

#### ENTRANCE PORCH (*APPROX 7'05 X 5'05*)

Spacious entrance porch with half glazed uPVC entrance door. Tiled flooring. Views to Peel Hill. Glazed door into:-

#### HALLWAY

Coved ceiling. Loft access hatch with Slingsby ladder, to partially boarded loft with light. Generous storage cupboards with sliding doors. Newly fitted carpet.

#### LOUNGE (*APPROX 12'8 X 22'*)

Dual aspect with views to Peel Hill and to the rear garden. Wood fire surround and mantle with recently fitted multi-fuel wood burner inset. Coved ceiling.

#### DINING ROOM (*APPROX 11'01 X 9'09*)

Glazed double doors lead from the Hallway into this room. Banbury solid wood golden oak flooring. Coved ceiling. Open to :-







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### **KITCHEN (APPROX 10'06 X 9'11)**

Fitted with an excellent range of light beech wall, base and drawer units incorporating a one and a half bowl stainless steel sink unit with mixer tap, integrated fridge and dishwasher, Zanussi grill, oven and ceramic hob with extractor over, roll top working surfaces with tiled background. Quality Karndean flooring. Coved ceiling. Door to :-

### **UTILITY ROOM (APPROX 10'2 X 6'2)**

Fitted with wall and base unit with roll top working surfaces. Plumbed for washing machine, space for dryer. Space for fridge/freezer. Door to rear garden.

### **FAMILY BATHROOM (APPROX 8'11 X 5'11)**

Fitted with a white suite of Jacuzzi bath, corner shower cubicle with a new Mira shower installed, wash hand basin inset vanity unit with illuminated mirror over. Low flush WC. Fully tiled walls. Wall mounted heated towel rail. Quality Karndean flooring.

### **BEDROOM 1 (APPROX 10'02 X 10 MAX)**

Fitted wardrobes with sliding doors and feature mirrored door. Coved ceiling. Views over front elevation and to Peel Hill.

### **BEDROOM 2 (APPROX 11'1 X 9'11)**

New carpet. Coved ceiling. Overlooking the rear garden.

### **BEDROOM 3 (APPROX 9' X 9')**

Two new single pine beds and mattresses included. New carpet. Coved ceiling.

### **BEDROOM 4/STUDY (APPROX 8'7 X 8'07)**

### **Storage Garage**

### **(APPROX 8'11 X 6'10)**

Up and over door. Power and light. New 'Worcester Oil fired condenser central heating boiler.







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### SUMMER HOUSE (*APPROX 7'06 X 7'05*)

Fully insulated with uPVC windows and sliding patio door. Power and light. Vinyl flooring.

### OUTSIDE

The front of the property is approached via a brick paved driveway providing parking for several cars. Newly erected wood fencing to side and mature private hedging to the front. Oil Tank. Garden storage. There is an enclosed, private rear garden, brick paved for ease of maintenance with water feature, fountain and mature planting. A raised area with the Summer house and a garden shed with electric. External lighting to front and rear of the property. Side access.

