



ASKING PRICE

£350,000



## THE DETAILS



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1 Minorca Cottages

Minorca Hill, Laxey

£350,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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



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## THE DESCRIPTION

- Double Fronted, End of Terrace Modern Home in Laxey
- Within short walking distance of Laxey School, Laxey Beach and local amenities
- Open Plan Kitchen Diner, Bay Fronted Lounge
- 3 bedrooms, 3 good sized bedrooms, modern family shower room.
- Detached Single Garage, with direct access from the property's garden
- Private, easy to maintain rear garden
- Finished to an excellent contemporary standard throughout
- Oil Fired Central Heating, Double Glazing
- Off street parking for 1- 2 vehicles

## THE PROPERTY

Black Grace Cowley are delighted to offer 1 Minorca Cottages to the market. This double fronted, end of terrace modern home is situated in an elevated position and within a 5 minute walk of Laxey School and Laxey Beach. This attractive, cottage style home has off street parking for 1 to 2 vehicles. Upon entering the property, you've got an entrance hall with carpeted stairs leading up to the 1st floor. There's a good sized lounge, which goes from the front to the rear of the property with a bay window to the rear offering plenty of south-facing natural light. In addition to the lounge, off the entrance hall, you've got access into the property's open plan kitchen diner. The kitchen is fitted with a range of modern wall and base units with integrated appliances. A side door giving access out to the parking area and garage. A set of recently fitted bi fold doors, provide access out onto the property's rear garden and offer plenty of natural light and an under stairs storage cupboard accessed off of the dining area and a set of double doors that link the dining area to the living space. Taking the stairs to the 1st floor, there is a good sized landing with a double glazed window offering plenty of natural light and a built in airing cupboard. There are 3 bedrooms, all of which are a good size with bedroom 2 having a fitted double wardrobe. Bedrooms 2 and 3 are situated to the rear of the property, with bedroom 1 and the modern family shower room to the front. The shower room has been recently modernised and fitted with a walk in corner shower cubicle, wash hand basin with contemporary vanity unit below and WC.

In addition to the property, there is a set of garages, no.1 belongs to 1 Minorca Cottages and is situated closest to the property, enabling direct access from the property's garden. The garage has an up and over door, a window to the rear and side door into the rear garden.



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The rear garden is easy to maintain with artificial grass and a slightly raised deck area. The property is situated in a lovely rural setting with a tree lined bank area at the back offering complete privacy. Number 1's garden is the larger garden of the 3 cottages in the terrace.

The property is located within easy walking distance of Laxey School, The Shore Hotel and Restaurant, Laxey Beach, The Shed and other local amenities. It's also just a 10 minute walk to the co op and Laxey Villages local amenities.

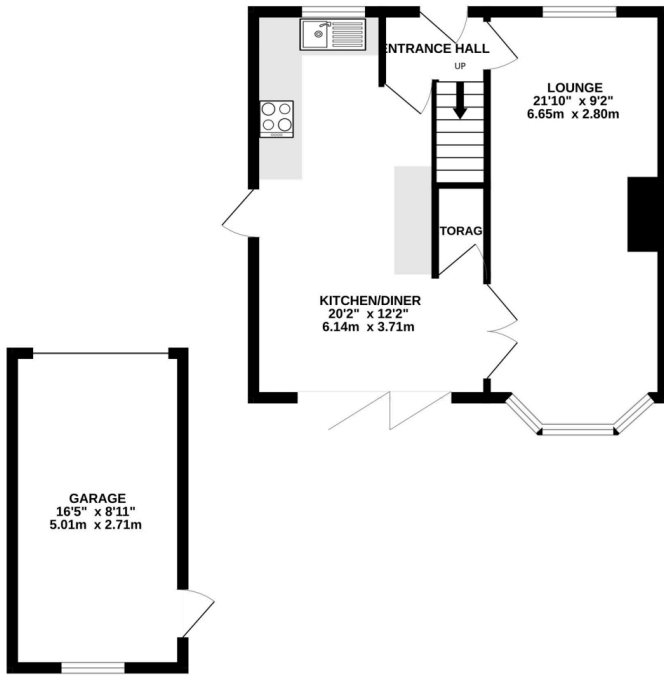
Double glazing throughout. Oil fired central heating.

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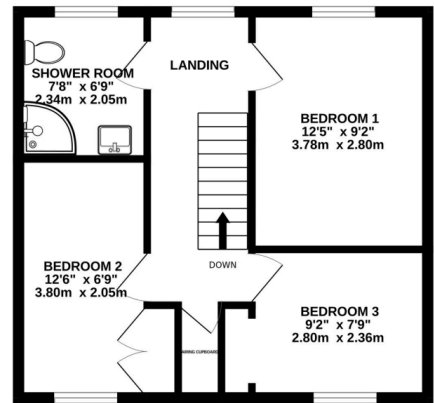
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FLOORPLAN

GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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