



ASKING PRICE

£335,000



THE DETAILS



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22 Balleigh Court

Ramsey

£335,000

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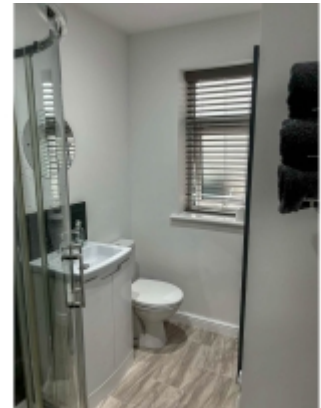
e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
22 Balleigh Court, Ramsey



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THE DESCRIPTION

- Extended semi-detached modern home in Ramsey
- Within walking distance to local schools, amenities and rural walks
- Modern Kitchen Diner, Lounge, Study and Downstairs Shower Room
- 3 Bedrooms, 1st floor Family Bathroom
- Spacious Gardens both front and back
- Planning permission has been granted to extend the property to the rear
- Oil fired central heating, uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer number 22 Balleigh Court to the market. The property is situated within walking distance of Ramsey Town Centre, Mooragh Park and the beach. It is also located on a local bus route giving easy access into town. This three bedroom, modern semi detached house sits in an elevated position with distant rural views and ample outside space, making for a perfect family home. Upon entering the house, there is an entrance hall with carpeted stairs leading up to the 1st floor. Off the entrance a door leads into a spacious lounge with two uPVC double glazed windows, feature electric fireplace and understairs storage cupboard that houses the oil fired central heating boiler. From the lounge, a set of double doors lead into a contemporary style kitchen diner, fitted with a range of black gloss modern wall and base units and instant hot water tap. uPVC window to front aspect and a set French patio doors give access out to the rear garden. From the kitchen diner, an opening leads through to the property's extension, which consists of a spacious dual aspect study with double doors leading out to the property's front garden. Off the study, is a door into a downstairs shower room, fitted with a corner shower, wash hand basin and WC. On the 1st floor is a porthole window offering plenty of natural light to the landing and stairwell. Off the landing are three bedrooms, two of which are excellent sized doubles. The master having fitted wardrobes across one wall with mirrored sliding doors. Bedroom 3 situated to the front of the property, currently accommodating a double bed also. Lastly, off the landing, is the modern family bathroom, which consists of a p shaped bath with shower over, wash hand basin and WC.

Externally, the property benefits from parking to the rear which can be accessed via the rear gate from the garden. The back garden is mainly lawned with timber fencing to all sides with a paved footpath leading out from the kitchen and around the edges of the lawned area. To the front, there's a spacious raised artificial grass garden with mature hedge borders with rural views towards Sky Hill. There's outdoor power and lighting.



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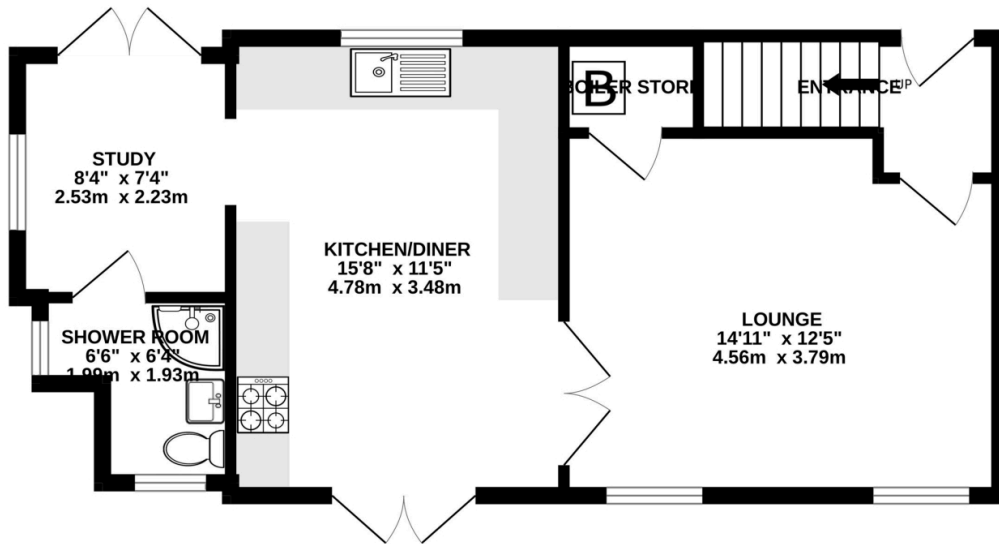
The property has been maintained to an excellent standard throughout. USB sockets throughout. uPVC double glazing. Oil fired central heating.

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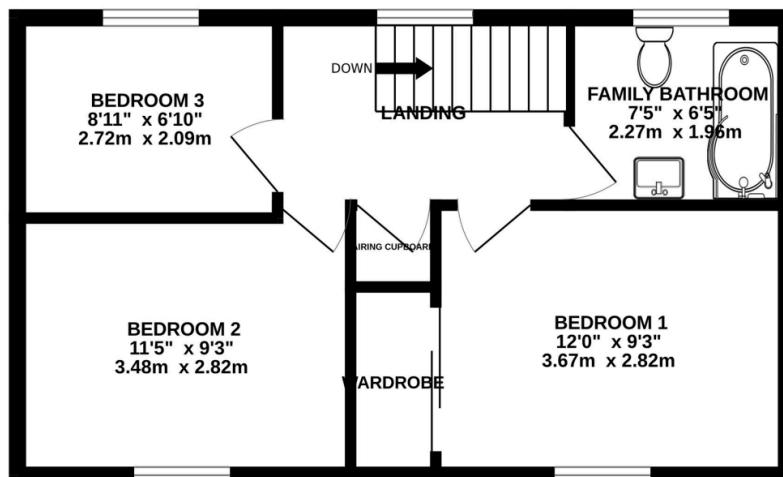
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FLOORPLAN

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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