



ASKING PRICE

£294,950



THE DETAILS



3



1



2



61 Kerroo Coar

Peel

£294,950

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

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

PROPERTY DETAILS FOR
61 Kerroo Coar, Peel



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THE DESCRIPTION

- Spacious Semi Detached House
- Close to local amenities including walking distance to the schools
- Lounge, Dining Room, Kitchen and Utility Room
- 3 Bedrooms and Shower Room
- Private Rear Garden and Off Road Parking
- Oil Fired Central Heating
- No Chain

THE PROPERTY

Black Grace Cowley are pleased to offer 61 Kerroo Coar to the market, a semi detached house situated close to the centre of Peel and walking distance to the shops, schools, swimming pool, beach and local amenities. Through the front door into a spacious entrance hall with under stairs storage and stairs leading to the first floor. To the left, a door opens into a generously sized lounge with large window to the front aspect. The lounge flows through an opening into the dining room overlooking the rear of the property which leads into the kitchen. The kitchen comprises of fitted wall and base units, space for fridge and dishwasher, a door leads to a spacious utility room, complete with wall units and plumbing for a washer and dryer and space for an additional fridge and freezer. The utility room also provides access to the rear garden. On the first floor, the airy landing leads to three bedrooms, two of the bedrooms are generous doubles, and the third bedroom is a good-sized single, currently used as a dressing room. There is a modern shower room, featuring a shower, vanity sink and WC. Landing access to the boarded loft.

There is a lawned garden to the front, and off-road parking for two vehicles at the side of the house. At the rear of the property is a private, secure and sunny garden, fully fenced on all sides plus a wooden storage shed. A patio area directly off the utility room leads to a raised lawn, with a gate providing access to the driveway.

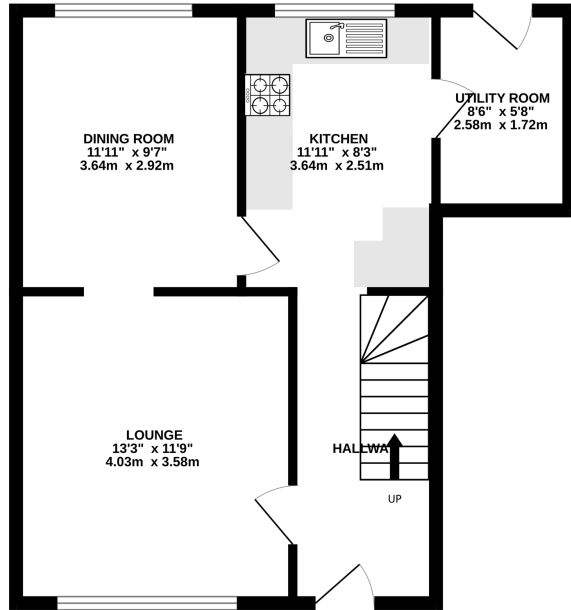
uPVC double glazed. Oil fired Central Heating. No onward chain.

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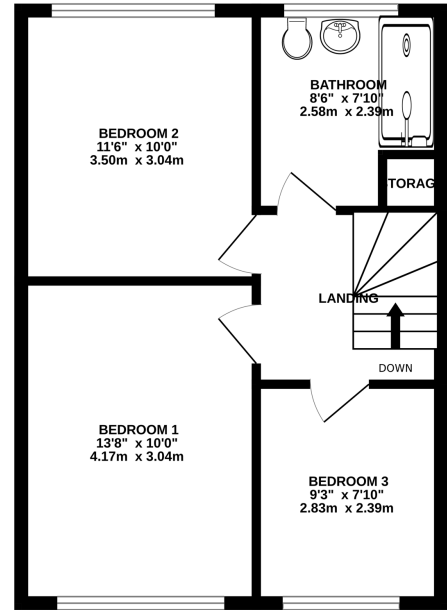
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FLOORPLAN

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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