



ASKING PRICE

£320,000



## THE DETAILS

 4     3     2



7 Church Street, Peel

£320,000

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

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

PROPERTY DETAILS FOR  
7 Church Street, Peel





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## 7 Church Street, Peel

### THE DESCRIPTION

- Recently Renovated Spacious Townhouse
- Conveniently situated in the centre of Peel close to the schools, shops, bus route and local amenities
- Porch, Entrance Hall, WC
- Lounge/Diner, Kitchen
- 4 Double Bedrooms, 2 Bathrooms, 1 Ensuite
- Rear Yard with storage and access
- Oil Fired Central Heating
- No Chain

### THE PROPERTY

Black Grace Cowley are delighted to offer 7 Church Street to the market, a recently renovated townhouse in the heart of Peel. Conveniently situated and within walking distance of the schools, shops, bus routes and local amenities and only a short drive to Douglas, Ramsey and the South of the Island. Through the composite uPVC front door into a porch that opens into an airy hallway with modern WC and stairs to the first floor. A door to the right leads into the spacious lounge with feature fireplace and multi-fuel stove with oak bi-fold doors into the dining room giving the option of having two separate reception rooms. From the hallway at the back of the house is a contemporary kitchen with modern base, wall and drawer units and contrasting worktops, integrated oven, hob and extractor fan and space for fridge, freezer and dishwasher. The boiler is situated in a room at the back of the kitchen which also offers additional storage. The first floor landing comprises of a generous family bathroom with large bath, shower over, sink, WC, heated towel rail and airing cupboard that also houses the Megaflo. The first floor comprises of two double bedrooms, the main bedroom at the front of the house also boasts an en-suite shower room. On the second floor are two further double bedrooms and separate shower room with sink, WC and heated towel rail. Access to the boarded loft with pulldown slingsby ladder.

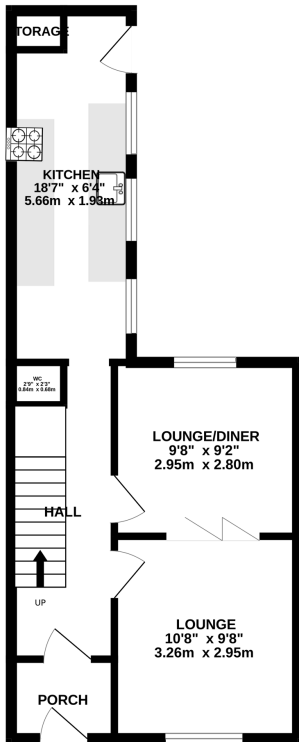
At the rear of the property is a spacious yard with rear access. Oil fired central heating. uPVC double glazed.

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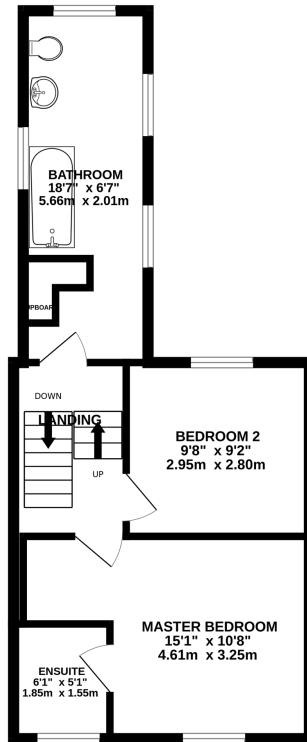
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# FLOORPLAN

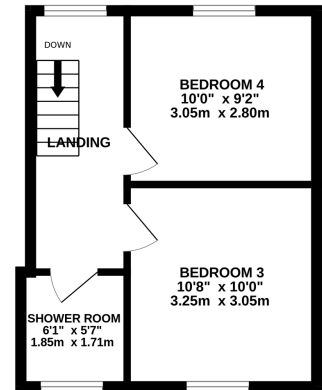
GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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**7 Church Street, Peel**

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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