



ASKING PRICE

£384,950



THE DETAILS



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Palm Villa, Station Road

Kirk Michael

£384,950

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

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

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THE DESCRIPTION

- Detached family home brimming with character and charm
- Spacious Lounge, Dining Room and Kitchen
- Sun Room, Large Utility and Cloakroom WC
- 3 Bedrooms and Family Bathroom
- Easily maintained garden to front and rear with block paved patio
- Detached Garage and Workshop with rear access and parking
- Oil Fired Central Heating, Double Glazing
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer this charming 3 bedroom, period detached house on Station Road, Kirk Michael. Situated just a short walk from local amenities, including the Primary School, Shop and Pub, this property offers a perfect balance of convenience, character and location with Peel, Douglas and Ramsey only a short drive away and situated on the local bus route.

Palm Villa features a gated and secure front garden with a block paved path leading to the front of the property. Entering through the front porch, with a partially glazed inner door into a welcoming entrance hallway with stairs leading to the first floor. On the right is a spacious lounge, a comfortable living area with a feature fireplace, wood burner and traditional built-in storage. To the left is the dining room, another generous room with period features, wood burner, bay window and built-in storage, could be used as a fourth bedroom, family room or snug. Continuing down the hall, to the left is a spacious cloakroom WC fitted with a toilet and sink. Lastly off the entrance hall is the kitchen fitted with base and wall units, stainless steel sink, plumbing for a dishwasher, gas oven with gas hob, extractor fan over, and tiled splash back. Off the kitchen is a large utility room with plumbing for a washing machine and dryer, as well as access to the rear garden. The spacious sunroom is accessed off the kitchen and enjoys lovely views over the rear garden and patio.

Taking the stairs from the entrance hall to the first floor, you will find three well-proportioned bedrooms. the largest is located at the front of the property, offering beautiful views towards Michael Parish Church, Bedroom 2 is also positioned at the front, featuring a charming bay window and Bedroom 3 is situated at the rear of the property with built-in storage overlooking the garden. Family bathroom with bath, electric shower over, WC, sink and heated towel rail.



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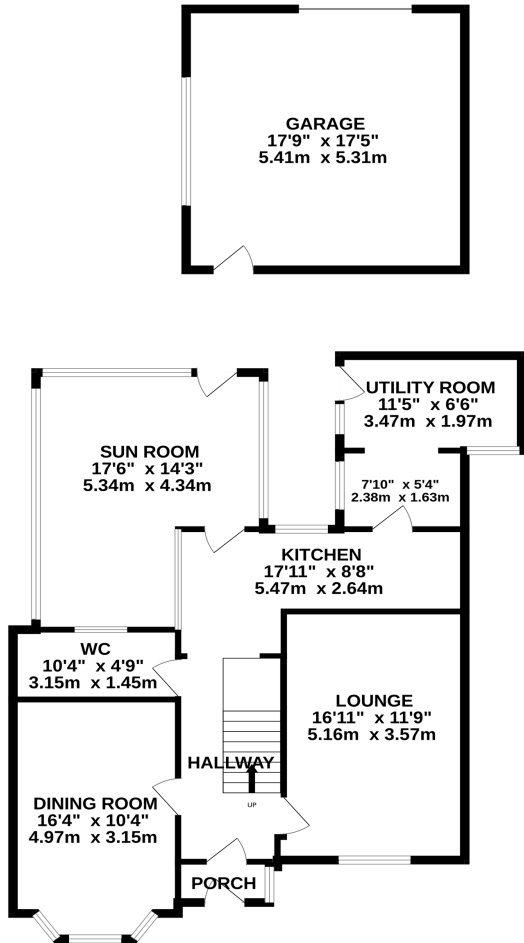
Palm Villa, Kirk Michael

To the front of the property is a lawned garden with side access to the rear of the property. At the rear of the property is a paved patio, partially lawned, gate to the off road parking and rear lane, detached garage and workshop. There are several stone sheds, with electric offering additional storage.

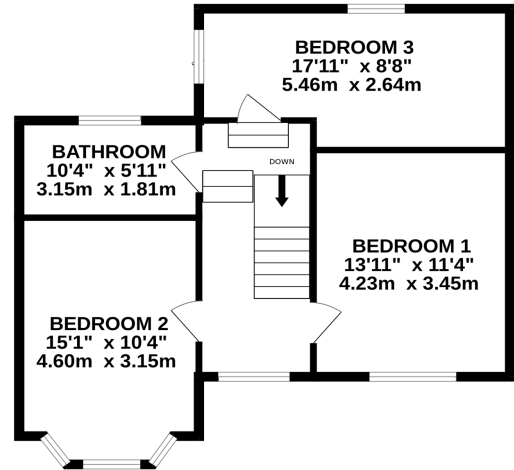
Oil fired central heating, uPVC double glazed throughout.

FLOORPLAN

GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1884 sq.ft. (175.0 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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