



ASKING PRICE

£495,000

## THE DETAILS



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9 Tommy Clucas Avenue

Peel

£495,000

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  
9 Tommy Clucas Avenue, Peel









## THE DESCRIPTION

- Immaculate, modern detached family home
- Providing excellent, well presented and spacious accommodation in a sought after location
- Situated within walking distance to schools, shops and local amenities
- Lounge, Dining Kitchen, Utility, Cloakroom
- 4 Bedrooms, 1 En-suite, Family Bathroom
- Integral Garage, off road parking for two vehicles
- Enclosed rear garden and patio
- Still under NHBC Guarantee
- Viewings highly recommended

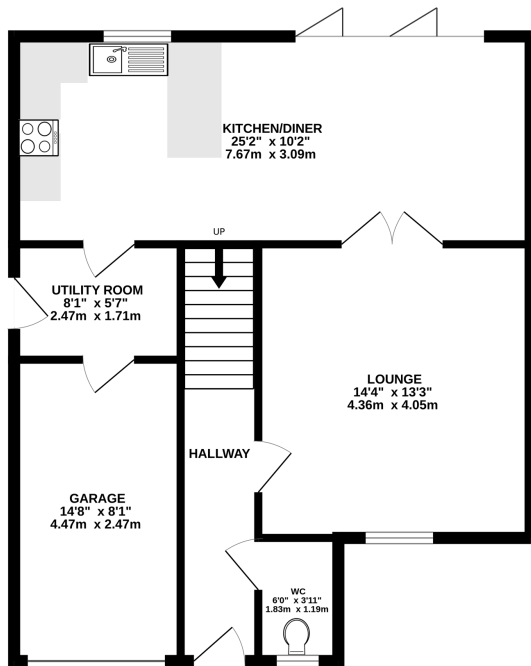
## THE PROPERTY

Black Grace Cowley are delighted to offer 9 Tommy Clucas to the market, a well presented detached house situated on the popular residential development, Slieau Whallian View. Conveniently situated and within walking distance of the school, shops and local amenities and only a short drive to Douglas, Ramsey and the South of the island. Upon entering the entrance hall, there is a modern cloakroom WC and stairs to the first floor. A door to the right leads into the spacious lounge with feature fireplace and double doors into a contemporary kitchen diner located at the rear of the property with modern base, wall and drawer units and contrasting quartz worktops, walk-in larder, integrated oven, hob and dishwasher, uPVC bi-fold doors lead out onto the extended patio and rear garden. The utility room accessed off the kitchen, is fitted with matching base units, space and plumbing for laundry appliances and door access to the side of the house. The first floor comprises of a master bedroom, fitted wardrobes and en-suite shower room, three further bedrooms, two with fitted wardrobes, and a modern family bathroom.

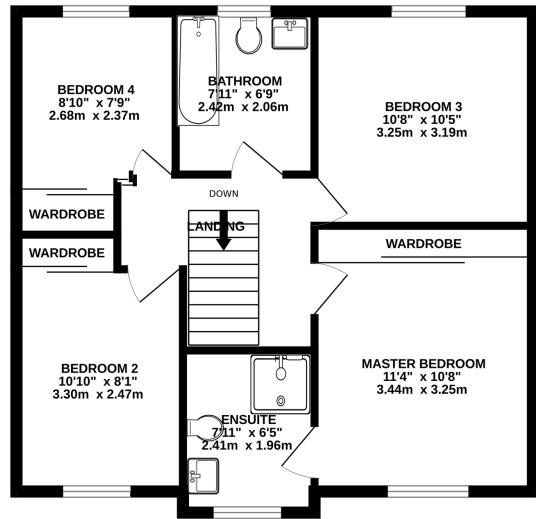
At the front of the property is a block paved driveway with off road parking for two vehicles and a lawned garden with views to the open countryside. At the rear of the property is a lawned garden, paved patio and wooden shed with electric. Gas fired central heating. uPVC double glazed.

# FLOORPLAN

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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# 9 Tommy Clucas Avenue, 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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