



ASKING PRICE

£399,950



## THE DETAILS



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38 Cannan Avenue

Kirk Michael

£399,950

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  
**38 Cannan Avenue**



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## THE DESCRIPTION

- Well presented detached true bungalow
- Located in the picturesque village of Kirk Michael
- Walking distance to the primary school, local amenities and bus route
- Beautiful countryside walks on your doorstep
- Modern Breakfast Kitchen, Lounge, Hallway
- Master Bedroom, Dressing Room, En-suite Bathroom
- 2 Double Bedrooms, Family Bathroom
- Half Garage, Off-road parking
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to present 38 Cannan Avenue to the market, a detached true bungalow enjoying a generous corner plot in the friendly village community of Kirk Michael on the West coast of the Island. Situated a short walk from local amenities, including the Primary School, Shops, Pub and an easy commute by car or bus to Ramsey, Peel, Douglas and the South of the Island. Entering the property through the uPVC front door into a welcoming hallway, to the right is a sunny and bright lounge with dual aspect windows, feature fireplace with electric fire. There is a modern breakfast kitchen with a range of base and wall units, contrasting work surface and matching splashback, integrated fridge, freezer, double oven, induction hob and extractor fan, plumbing for a dishwasher and washing machine. Access from the Kitchen to the rear patio via a uPVC barn door. Off the hallway is a family bathroom with separate bath, shower, WC, heated towel rail and built-in vanity sink with generous storage for towels and bedding. Three double bedrooms, two at the front and a master suite at the rear with dressing area and en-suite bathroom with separate bath, corner shower, vanity sink, WC, bidet and heated towel rail. In the hallway, there is access to the boarded loft with electric via a hatch with slingsby ladder.

The front of the property is laid to lawn with a central path to the front door. To the right-hand side is a half garage with up and over garage door, loft boarded for storage and two off-road parking spaces. At the rear of the property is a paved and private patio, greenhouse and large wooden shed with power. At the side is a two tiered landscaped and easily maintained patio with seating to enjoy the beautiful Western sunsets.

Oil fired central heating. uPVC double glazing. Offered for sale with no onward chain.

## FLOORPLAN

GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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38 Cannan Avenue

## 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.

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