



ASKING PRICE

**£197,500**



## THE DETAILS



2



1



1



**24 Magher Breek**

**Ballawattleworth Estate, Peel**

**£197,500**

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

e: [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 845 696

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









PROPERTY DETAILS FOR

## 24 Magher Breek, Ballawattleworth Estate, Peel

### THE DESCRIPTION

- Well Presented Top Floor Apartment
- Situated in a sought after area
- Within walking distance of schools, shops and local amenities
- Open plan Lounge/Kitchen/Diner
- 2 double Bedrooms, Bathroom
- Gas fired central heating, uPVC double glazing
- Viewings highly recommended

### THE PROPERTY

Black Grace Cowley are delighted to offer 24 Magher Breek, a well presented top floor apartment situated in a popular residential location and within close proximity to local amenities, schools, shops, Barbary West Coast and West Coast Fitness Gym.

A covered porch at the front of the building is home to the post boxes for each apartment with an entry system. Through the wooden front door into the communal entrance hall with stairs to all floors. No.24 is situated on the second floor. Entering the apartment via the front door, which leads into a welcoming entrance hall with two storage cupboards. Off the hall is a spacious 25ft open-plan Lounge, Kitchen and Dining Room which provides a bright and airy living space with stunning views towards Sleaú Whallian. The kitchen is fitted with a range of base and wall units with contrasting work surfaces, built in oven and hob, space for a freestanding fridge freezer and plumbing for a washing machine. There are two generously sized double bedrooms, bedroom 1 is complimented by a built in triple wardrobe with sliding doors. The bathroom is fitted with modern suite comprising of a bath with shower over, wash hand basin and WC. The property benefits from attic space accessed via a slingsby ladder.

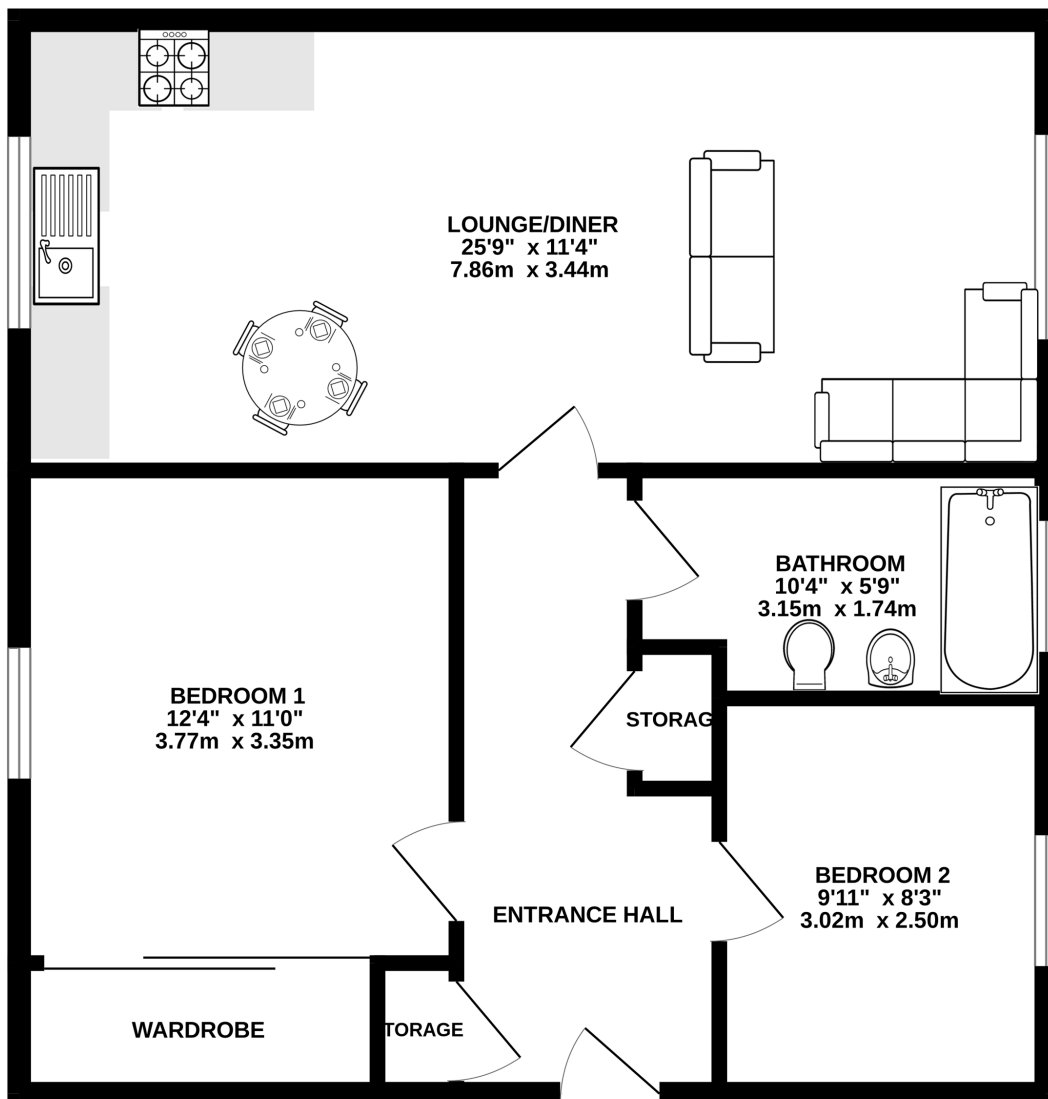
Fibre broadband. Gas fired central heating, uPVC double glazing, Leasehold with active management company in place.

**e:** [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 845 696

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

# FLOORPLAN

GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.5 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.  
Made with Metropix ©2025



PROPERTY DETAILS FOR

# 24 Magher Breek, Ballawattleworth Estate, 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.

**e:** [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 845 696

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