



Greenacres, Balleira Road, Kirk Michael, IM6 1EE

Detached 3 bedroom, 3 bathroom dormer bungalow with off road parking for at least 2 vehicles and fantastic sea views. Large west facing lawned rear garden with patio and an attached single garage. Close to the heart of Kirk Michael village and offered with no onward chain.

£525,000 **£499,950**

Property Overview

Property Type	Bungalow
Receptions	4
Bedrooms	3
Bathrooms	2
En-Suites	1

Property Details

Property Type	Bungalow	Heating	Oil Fired Central Heating
Receptions	4		uPVC Double Glazed
Bedrooms	3	Windows	Easily Maintained
Bathrooms	2	Front Garden	Easily Maintained
En-Suites	1	Rear Garden	Attached Single
		Garage	



David Garfield

Ramsey Branch Manager
dgarfield@cowleygroves.com
01624 812823

Property Description

Front Porch (Approx 6'3 x 3'2)

Bright welcoming space with a uPVC double glazed sliding door when entering the property. A further uPVC double glazed door with frosted panes provides access to the main hallway. The porch is finished with tiled flooring.

Hallway (Approx 14'1 x 7'3)

A wide spacious hallway with a wooden staircase set to the left along with the doors accessing the lounge and kitchen. The first door on your right leads to the master bedroom, the second door on the right accesses the dining room. The hallway is finished with a ceiling light, wooden flooring and the staircase is carpeted.

Lounge (Approx 14'1 x 13'11)

Spacious lounge with a uPVC double glazed window providing views on to the front aspect. Ahead of you when entering the lounge from the hallway is the electric fire with white hearth and surround. To the right of the fireplace is a set of paned double doors which lead to the snug room. The lounge is finished with a ceiling light and carpeted flooring.

Snug (Approx 14'1 x 8'9)

Bright room with uPVC double glazed windows to two sides, with views to the front and side aspect. A door leading from the snug room provides access to the utility. The room is finished with a ceiling light and carpeted flooring.

Dining Room (Approx 12'2 x 10'10)

Spacious dining room with ample space for a six-seater table and sideboard. There is a triple built in cupboard for storage and a uPVC double glazed, paned door with windows either side accessing the conservatory. The dining room is finished with a ceiling light and wooden flooring.

Conservatory (Approx 13'0 x 7'1)

Accessed from the dining room, the conservatory has dwarfed walls to three sides all with uPVC double glazed windows. There is a uPVC double glazed paned glass door to the left allowing access to the rear garden. The windows have concertina blinds with the conservatory also having a glass roof. The conservatory is finished with recessed ceiling lights and wood effect laminate flooring.

Kitchen (Approx 13'0 x 10'10)

Airy and bright with a uPVC double glazed window providing views on to the rear aspect. When entering the kitchen from the hallway, kitchen cupboards with a dark blue countertop are to your right and run along under the window. The Cannon multi range cooker with extractor fan is on your right with the stainless-steel sink and a half with drainer positioned under the window. There are floor and wall mounted cupboards, with wall mounted corner cupboards either side of the window.

The wall mounted cupboards have lighting below and a bi-fold double door provides access to the utility room. The kitchen is finished with ceiling lights and vinyl flooring.

Utility (Approx 10'10 x 8'9)

Spacious and bright with plenty of space for a standalone double fridge freezer, under the counter washing machine and under the counter tumble dryer. There is a large uPVC double glazed window providing views to the side aspect and a uPVC double glazed door allowing access to the rear garden. The oil boiler is located next to the rear door. The utility room is finished with a ceiling light and vinyl flooring.

Bedroom 1 (Approx 12'2 x 11'10) Dressing Room (Approx 11'10 x 8'0)

Large double bedroom with a uPVC double glazed window providing views to the front aspect. Behind the door is over the bed storage with bedside tables, further storage is provided with built in wardrobes and drawers. There is an arch leading to a walk in wardrobe area with seating and a further uPVC double glazed window looking on to the front aspect. The dressing room has additional storage with further wardrobes in the passageway leading to the ensuite bathroom. The bedroom and dressing room are finished with ceiling lights and wooden flooring, the passageway has a ceiling light and carpeted flooring.

En-suite Bathroom (Approx 8'8 x 8'0)

Airy bathroom with two uPVC double glazed frosted windows providing views to the rear aspect. The bathroom has a white four-piece suite comprising of a square shower cubicle to your left with a Sapphire electric shower and separate bath. The WC is positioned under the right-hand window with the circular pedestal sink on your right with wall mounted cupboard above. There are two ceiling lights with the floor and walls tiled throughout.

Main bathroom (Approx 7'7 x 7'3)

Located at the end of the hallway with a uPVC double glazed frosted window looking on to the rear aspect with a white three-piece suite. The white three-piece suite has a WC, pedestal sink with glass shelf and wall mounted mirror above. On your right when entering the bathroom is an electric corner shower. Behind the door when entering the bathroom are two storage cupboards. The bathroom is finished with a ceiling light and linoleum flooring.

Upstairs**Bedroom 2 (Approx 15'5 x 14'2)**

Large double bedroom located on your left when on the landing. There is a velux window the front aspect and a uPVC double glazed window looking on to the rear aspect and coastal views out to sea. Within the bedroom there is a storage cupboard behind the door and a large storage space behind the double doors at the far end of the bedroom. In the bedrooms there is a wash basin with wall mounted mirror above. The bedroom and storage cupboard have ceiling lights and are finished with carpeted flooring.

Bedroom 3 (Approx 15'11 x 15'5)

Large double bedroom located on your right when on the landing. There is a velux window the front aspect and a uPVC double glazed window looking on to the rear aspect and coastal views out to sea. Within the bedroom there is a storage cupboard behind the door and a large storage space behind the double doors at the far end of the bedroom. In the bedrooms there is a wash basin with wall mounted mirror above. The bedroom and storage cupboard have ceiling lights and are finished with carpeted flooring.

Bathroom (Approx 7'6 x 4'10)

Bright bathroom with a uPVC double glazed frosted window with views on to the rear aspect. There is a white bath with shower attachment and glass shower screen and a white WC. The bathroom has a ceiling light and linoleum flooring.

Attached Single Garage (Approx 24'10 x 9'7)

Large single garage with four large uPVC double glazed windows and a uPVC double glazed door providing access to the rear garden. The garage has a manual up and over door with the electrical mains board located on the wall near the uPVC double glazed door accessing the rear garden. The garage has a ceiling light and concrete flooring.

Outside

To the front of the property is off road parking for two vehicles in addition to the attached single garage. Outside the front door is a lawned area with the boundary being a knee-high wall with decorative concrete blocks to all sides. There is a small

hedge to one end and a flower bed the end. The path in front of the property is a mixture of pebbles and concrete path which navigates around the edge of the property to the rear garden.

To the rear of the property is a large lawn with the boundary being a mixture of hedging and wooden fencing. There is a large, private patio area outside the conservatory door and next to the storage room which has two uPVC double glazed windows and a frosted glass door.

Rates

Gross Payable: £TBC 2025 - 2026.

Directions

From Ramsey travelling along the A3 continue through Sulby and Ballaugh on to Kirk Michael. When arriving in Kirk Michael turn right off the main road on to Bayr Ny Balleira road, this just after the entrance to Cannan Court which is on your left. Follow Bayr Ny Balleira road for approximately 170m to the old railway bridge, immediately after the bridge turn left up the hill. Greenacres will be found on your right easily identifiable by our For Sale board.

Services

Mains water

Mains electricity

Mains sewage

Oil Tank

Offers

All offers and negotiations through the offices of Cowley Groves & Co Ltd

Possession

Vacant possession will be given on completion by arrangement.

Viewing

Strictly by appointment through the Agents, Cowley Groves & Co, Ltd. 9 Parliament Street, Ramsey, IM8 1AS

To make an appointment through Managing Agents Cowley Groves:

Please contact our Ramsey Office on 01624 812823 or email us at ramsey@cowleygroves.com

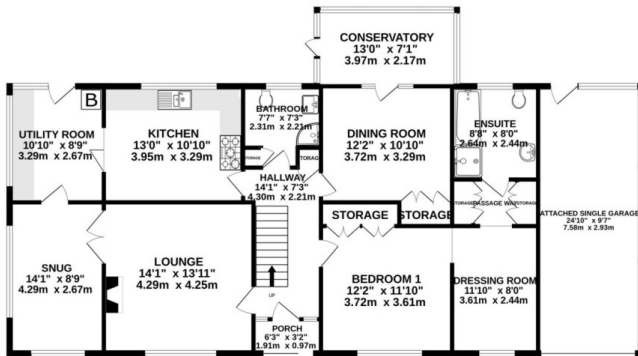
We look forward to being of service to you.

Cowley Groves Team

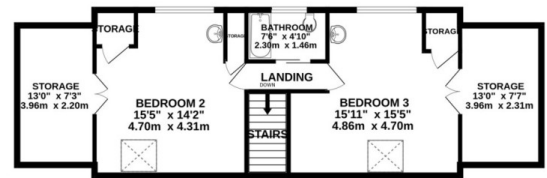




GROUND FLOOR
1548 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.5 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

