



ASKING PRICE

£369,000

THE DETAILS

 3  2  1



12 Oak Park

Ballawattleworth Estate, Peel

£369,000

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











12 Oak Park, Ballawattleworth, Peel



THE DESCRIPTION

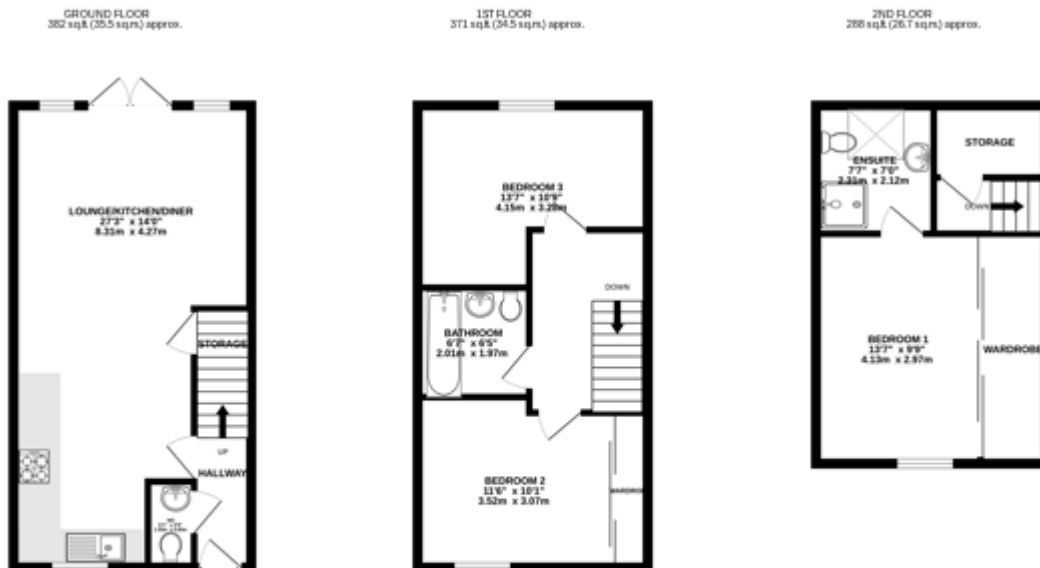
- Immaculate semi-detached house with sunny garden
- Situated in a sought after area and within walking distance of shops, schools and local amenities
- Centrally located and only a short drive to Douglas and the South of the Island
- Entrance Hall, downstairs WC
- Open-plan Kitchen/ Diner/ Lounge
- 3 double Bedrooms, 1 En-suite, Family Bathroom
- Private South West facing rear garden
- Two allocated parking spaces at the front of the property

THE PROPERTY

Black Grace Cowley are pleased to offer an immaculate townhouse situated in Oak Park. The property is centrally located and only a short commute to Douglas, Ramsey and the South of the island and within walking distance of the local schools, shops, gym, pub, swimming pool and amenities. The property is split over three floors, on the ground floor is an entrance hall with cloakroom WC, to the left a door leads into an open plan kitchen/diner and lounge fitted with a modern German kitchen with integrated appliances including AEG electric oven, induction hob with extractor fan over, washer/dryer, integrated fridge freezer and BOSCH dishwasher. French patio doors provide access out onto the sunny south west facing rear garden with an extended slate tiled patio. On the first floor are two double bedrooms and a contemporary bathroom. The top floor provides a spacious master bedroom with fitted wardrobes and a modern en-suite shower room. Off the landing is a large and practical walk-in storage cupboard.

To the front of the property is block paved parking for two cars. At the rear of the property is a private garden, mainly laid to lawn with a patio area and shed with side access to the front of the house via a gate. Gas fired central heating. uPVC double glazing throughout. Viewings highly recommended.

FLOORPLAN



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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PROPERTY DETAILS FOR

12 Oak Park, Ballawattleworth, 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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