



TELEPHONE EXCHANGE ROAD

LAXEY, IM4 7HU

£2,250 PER MONTH

Available immediately on a fully furnished basis a tastefully and recently extensively modernised property creating a contemporary period family home set over three floors, located close to Laxey village, benefiting from off-road parking, double garage and gardens.

The property incorporates 5 Bedrooms, 2 of which include En Suite facilities, Modern Kitchen with underfloor heating, open plan Lounge/Diner and contemporary Family Bathroom. Price inclusive of internet.

Cats considered (sorry no dogs)



• Tastefully Modernised Furnished Period
Property • Available Immediately • Five
Bedrooms • Two with En Suite
Facilities • Contemporary Family
Bathroom • Modern Kitchen with Underfloor
Heating • Beautifully Presented
Lounge/Diner • Village Location with Off-Road
Parking • Double Garage with Electric Fob
Operated Door • Cats considered (sorry no dogs)



SUMMARY

Offered to let on a fully furnished basis, Ravenscliffe has been tastefully and recently extensively modernised to create a contemporary period family home set over three floors, located close to Laxey village, benefiting from off-road parking, double Garage and Gardens.

Located seven miles from the Islands capital, Laxey is becoming a sought after coastal location, with its popular promenade, beach and beach side cafes in Lower Laxey and a range of convenient amenities within the Village. Ravenscliffe is located within an easy and flat ten minute walk to the village centre, with the promenade accessible within a similar time frame.

The property is accessed via a new composite front door, and through a vestibule to a welcoming Hallway with stripped back flooring and a convenient under stairs store. Located off the Hallway is the properties principal Reception Room that has been opened up to create a large light and bright space with period bay window to the front complemented by rear and side windows. The Lounge area includes a Chesney Log Burner that sits on a slate hearth with flue lined chimney, stripped back flooring and an

opening to a spacious Dining space.

At the rear of the property is a modern Kitchen with cream shaker style floor and wall mounted units with kick board and over counter lighting and wooden counter top complemented by stone flooring and cosy underfloor heating. The Kitchen is packed with premium appliances that include integrated AEG dishwasher and inset AEG eye level microwave, Rangemaster gas range cooker, plumbed full size American fridge freezer and fitted washing machine, all of which are included in the sale price. An attractive Belfast sink with mixer tap and contemporary glass splash back complete the Kitchen.

Five bedrooms are set out over the upper floors. Upon accessing the first floor is a contemporary Family Bathroom with impressive four piece suite including plumbed corner shower, attractive oval bath with freestanding taps and shower head, WC and wash basin. Off the Family Bathroom is a convenient additional WC. The first floor also houses two double Bedrooms including the Master Bedroom with bay window presenting a pleasant outlook, and modern En Suite facilities with corner shower.

Three further beautifully presented bedrooms are situated on the second floor, one of which

provides further En Suite shower facilities. The loft area is accessed via an over sized hatch with pull down ladder with exposed Manx stone walls and dual skylights presents excellent and usable storage space.

To the front of Ravenscliffe is a short private road, shared with the neighbouring property. Upon reaching number 2 is a turning area and parking for multiple vehicles. A double Garage with new electric fob operated double door provides excellent storage, which is complemented by a number of stores to the rear of the property that includes a Boiler Room housing the Worcester boiler and Megaflo pressurised hot water cylinder. Steps from the rear lead back to Telephone Exchange Road creating a rear access to the property, supported by Manx Stone retaining walls. Generous side garden is mainly laid to lawn with perimeter hedging creating privacy, range of fruit trees and patio area to provide external seating.

ADDITIONAL INFORMATION

- Price inclusive of internet usage
- Gas Fired Central Heating through bottled gas
- Double Glazed throughout
- Landlords Internet Available at additional cost
- CAT 5 Cabling
- Laxey Village - 1km

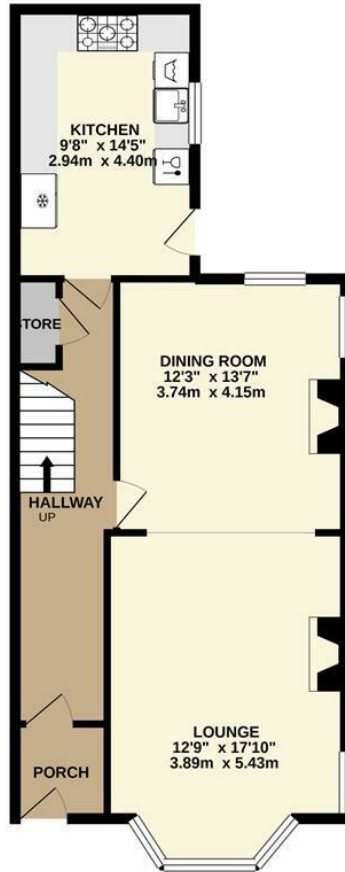
- Laxey Promenade - 500m
- Laxey Primary School - 950m

DIRECTIONS

Travelling from Douglas towards Laxey on the A2 continue past the turnings for Old Laxey Hill and Old School Hill, and after passing the next bend in the road, take a left turning onto Telephone Exchange Road, and immediately turn right to reach Ravenscliffe.



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1836 sq.ft. (170.6 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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