



8, ARD REAYRT, RAMSEY ROAD

LAXEY, IM4 7PZ

£345,000
FREEHOLD

Beautifully presented and ready to move straight into, this modern mid-terraced house is ideally situated in the heart of LaxeY, within easy reach of local schools, shops, and everyday amenities. Offering a superb combination of modern style, generous living space, and outdoor appeal, it makes a perfect choice for families, professionals, or those seeking a convenient village lifestyle.

The ground floor features a spacious lounge diner, a welcoming open-plan area ideal for relaxing with family or entertaining friends. The modern fitted kitchen is both stylish and practical, offering ample storage and workspace. Upstairs, the property provides three good-sized bedrooms, each light and well-proportioned, together with a family bathroom finished to a high standard.

To the rear, a fabulous private south-facing garden provides a sunny and sheltered retreat, perfect for outdoor dining, gardening, or simply enjoying the peace and privacy. The property also benefits from private parking for two cars, a valuable asset in this central location.

Offered as a true turnkey package with no onward chain, this home is ready for immediate occupation and would suit anyone looking for a modern, low-maintenance property in a desirable village setting.



PARTNERS
REAL ESTATE

- Turn Key Attractive Modern Mid Terraced House, Situated in the Heart of Laxey • Close to Local Schools, Shops and Amenities • Large Lounge Diner • Modern Fitted Kitchen • 3 Good Sized Bedrooms • Family Bathroom • Fabulous Private South Facing Garden • Private Parking for 2 Cars • Oil Fired Central Heating and Double Glazed Throughout • Fully Furnished with No Onward Chain



Summary

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Accommodation

Attractive Modern Mid-Terraced House – Prime Position in the heart of Laxey. This beautifully presented modern mid-terraced house enjoys an enviable position in the very heart of the historic village of Laxey. Combining stylish interiors with generous living space and a fabulous south-facing garden, it offers an exceptional opportunity for those seeking a home that balances comfort, convenience, and lifestyle. From the moment you step inside, the sense of light and space is immediately apparent. The ground floor centres around a large lounge diner, a wonderfully versatile room designed for modern living. With ample space for both dining and relaxation, it is the perfect environment for cosy family evenings, lively dinner parties, or simply enjoying day-to-day life. The modern fitted kitchen complements this beautifully, offering sleek cabinetry, plentiful storage, and practical worktops – a space equally suited to quick weekday meals or more adventurous culinary creations.

The first floor provides three well-proportioned bedrooms, each thoughtfully designed to maximise light and comfort. The bedrooms are generous in size, offering flexibility for a growing family, guests, or even the addition of a home office. A contemporary family bathroom serves the property, finished with a clean and modern

design that ensures practicality as well as style. Externally, the property excels. To the rear lies a fabulous private south-facing garden – a true highlight of the home. Enjoying sunshine throughout the day, it is an ideal space for entertaining, gardening, or simply unwinding in a peaceful and sheltered setting. Whether it's children playing, friends gathering for a barbecue, or quiet moments in the evening sun, this garden offers year-round enjoyment. The property also benefits from private parking for two vehicles, a rare and valuable asset in such a central village location.

One of the key attractions of this home is its superb location. Situated in the very heart of Laxey, residents enjoy immediate access to a wide range of local amenities including independent shops, cafes, and essential services. The village is also home to highly regarded schools, a charming beach, scenic glens, and excellent transport links to Douglas and Ramsey, making it as practical as it is picturesque. Offered as a true turnkey package with no onward chain, the property is ready for immediate occupation, allowing a smooth and stress-free move for the new owners.

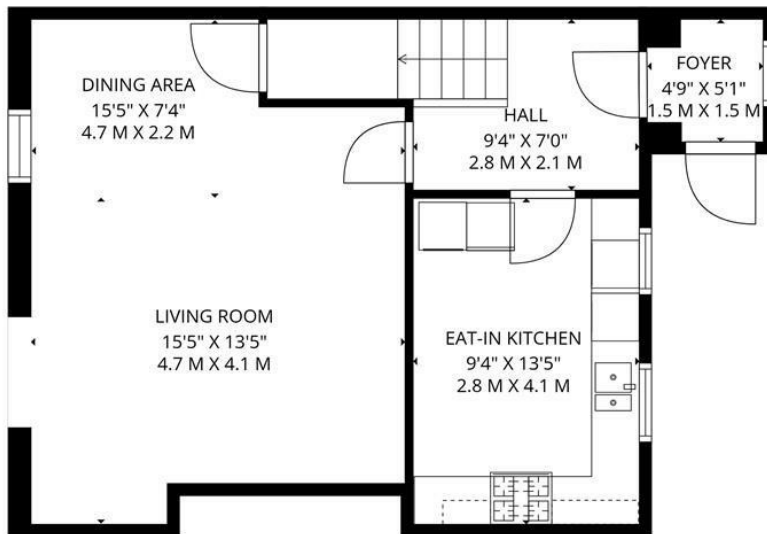
This house represents an exceptional opportunity for buyers seeking a well-presented and low-maintenance home in one of the Isle of Man's most sought-after villages. Whether as a family

residence, a professional base, or a lifestyle retreat by the sea, this property delivers style, space, and location in equal measure.

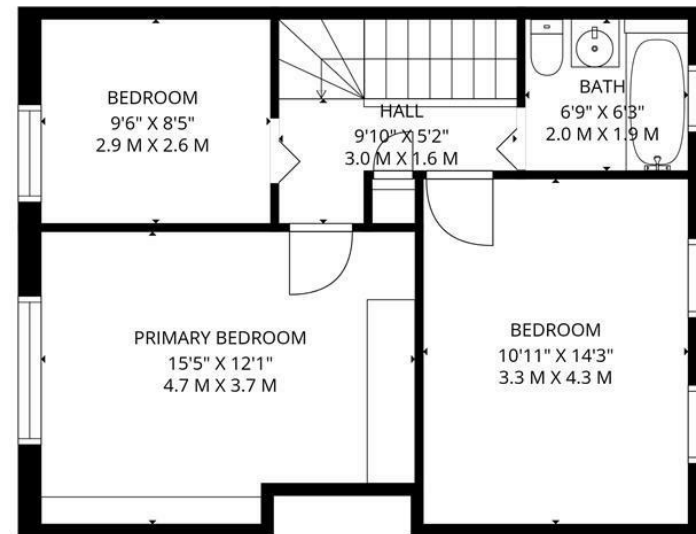
Directions

Travelling through Laxey Village on to the Ramsey Road and approx 700 yards after the tramline crossing turn on to Ard Reayrt. On entering the development continue up the hill taking the first right where number 8 can be easily located on the right hand side easily identifiable by our For Sale board.





FLOOR 1



FLOOR 2



TOTAL: 1074 sq. ft, 100 m2
 FLOOR 1: 530 sq. ft, 49 m2, FLOOR 2: 544 sq. ft, 51 m2
 EXCLUDED AREAS: WALLS: 113 sq. ft, 10 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements