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3 Laurel Cottages, Rencell Hill, Laxey, IM4 7BJ  
**Asking Price £159,950**



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This delightful bright and airy two bedroom cottage is perfectly situated in the heart of Laxey, close to all amenities, including shops, the beach, bus routes, and school. This idyllic location is also just a short drive from Onchan and Douglas. The accommodation comprises: living room with feature open fireplace and a well fitted country style kitchen. There are 2 bedrooms with master having built-in wardrobes, good sized bathroom with shower over and plenty of natural light. Outside there is a raised garden with decking area which offers fabulous Laxey & Snaefell views. Viewing highly recommended!



## LOCATION

Heading North bound through Onchan village on the Whitebridge Road ( A2 ) proceed through the villages of Baldrine & Lonan, heading into Laxey Village where you head up Rencell Hill ( Opposite The Queens Public House ). Carry on up Rencell Hill where this delightful Cottage can be clearly identified by our For Sale board on the right hand side.

## ENTRANCE HALLWAY

Oak Flooring. Stairs to upper floor.

## LOUNGE 10' 6" x 9' 2" (3.2m x 2.8m)

Oak flooring. Radiator. Ceiling light. Multiple plug sockets. uPVC double glazed window to front aspect. Fireplace with inset open grate on tiled hearth and wooden decorative surround.

## INNER HALLWAY

Understairs storage cupboard. Opening to:

## KITCHEN 11' 6" x 8' 10" (3.5m x 2.7m)

Fitted kitchen with a range of solid oak base, wall and drawer units. Solid wooden worktops. Sink with mixer tap. Tiled splashbacks. Tiled flooring. 4 ring electric cooker. Space for Fridge Freezer. Space for Washing Machine. Multiple plug sockets. uPVC double glazed window to rear aspect.

## FIRST FLOOR

### LANDING

## BEDROOM 1 14' 1" x 9' 2" (4.3m x 2.8m)

Laminate flooring. Built-in wardrobes. Radiator. Ceiling light. Multiple plug sockets. uPVC double glazed window with views over Laxey Valley.

## BEDROOM 2 12' 2" x 6' 3" (3.7m x 1.9m)

Built in cupboard housing gas fired central heating boiler. Multiple plug sockets. Radiator. uPVC double glazed door to rear decked area.

## BATHROOM 7' 7" x 5' 7" (2.3m x 1.7m)

Fitted 3 piece suite comprising bath with electric shower over. Vanity sink. WC. Part tiled walls. Laminate flooring. Chrome heated towel rail.

## OUTSIDE

To the front of the property there is a small forecourt area with dwarf wall boundaries & gate. To the rear there is a raised decked garden / entertainment area. Steps leading to top garden & shed with power. Offering fabulous Laxey Wheel & Snaefell views.

## SERVICES

Mains Water and electricity. Gas central heating.

## VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

## POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

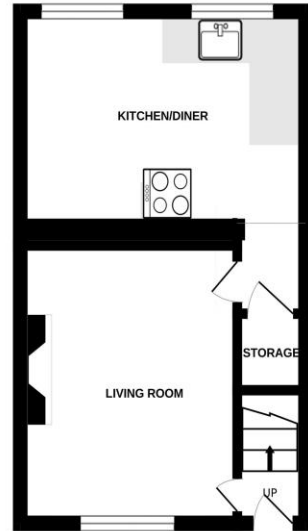








GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Since 1854



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