



1 Laurel Cottages, Rencell Hill, Laxey, IM4 7BJ

Asking Price £159,950



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This two bedroom cottage is perfectly situated in the heart of Laxey, close to all amenities, including shops, the beach, bus routes, school and is also just a short drive from Onchan and Douglas. The accommodation comprises: living room, kitchen. There are 2 bedrooms and a family bathroom. Outside there is a shared access between the property next door with stone steps providing access to the shared two-tiered decked area. There is a raised garden with decking area which offers fabulous Laxey & Snaefell views. Viewing highly recommended! Viewers should note that there is no parking facilities with this property.



LOCATION

The property can be approached by travelling from Baldrine into Laxey, going past the New Inn public house on the left hand side. Rencell Hill is the next turning immediately on the left. No.1 Laurel Cottages can be found along on the right hand side, clearly identified by our 'For Sale' board.

LIVING ROOM 12' 2" x 12' 0" (3.71m x 3.65m)

Under-stairs storage cupboard. TV point. Potential for an open fire. Carpeted floor. uPVC double glazed window to front aspect. Radiator. Door to:-

KITCHEN 9' 9" x 7' 5" (2.97m x 2.26m)

Range of white wall and base units with laminated worktops incorporating a single bowl stainless steel sink unit. Tiled splashback. Appliances include: A Hotpoint electric free-standing/slot-in combination oven/grill with a 4-ring hob over. Counter height fridge and freezer. Slimline dishwasher. Washing machine. Worcester oil fired central heating combi boiler. Tiled floor. Radiator. UPVC half double glazed door to the rear.

FIRST FLOOR

LANDING

BEDROOM 1 11' 0" x 7' 4" (3.35m x 2.23m)

Carpeted floor. Wooden beam. Radiator. Multiple plug socket. 2 x uPVC double glazed window to front aspect with views over Laxey Valley with distant sea views. Loft hatch.

BEDROOM 2 7' 7" x 6' 2" (2.31m x 1.88m)

Carpeted floor. Radiator. Multiple plug sockets. uPVC double glazed window to rear aspect. Range of wall units.

BATHROOM 7' 7" x 5' 5" (2.31m x 1.65m)

Fitted with a white suite comprising; panelled bath. Pedestal wash hand basin with a tiled splashback. WC. Three glazed corner shelves. Opaque uPVC double glazed window. Radiator. Vinyl flooring. Extractor fan.

OUTSIDE

To the front of the property is a small walled seating area taking full advantage of the superb views of Laxey Valley and some distant sea views. There is gated, shared, access to one side with a bin storage area which also provides access to the rear of the property, housing the oil bulk storage tank and a coal store. To the rear of the property is a shared access between the property next door with stone steps providing access to the shared two-tiered decked area, also benefitting from superb views over Laxey Valley. The shared two-tiered decked garden area is between No.1 Laurel Cottages and No.2.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

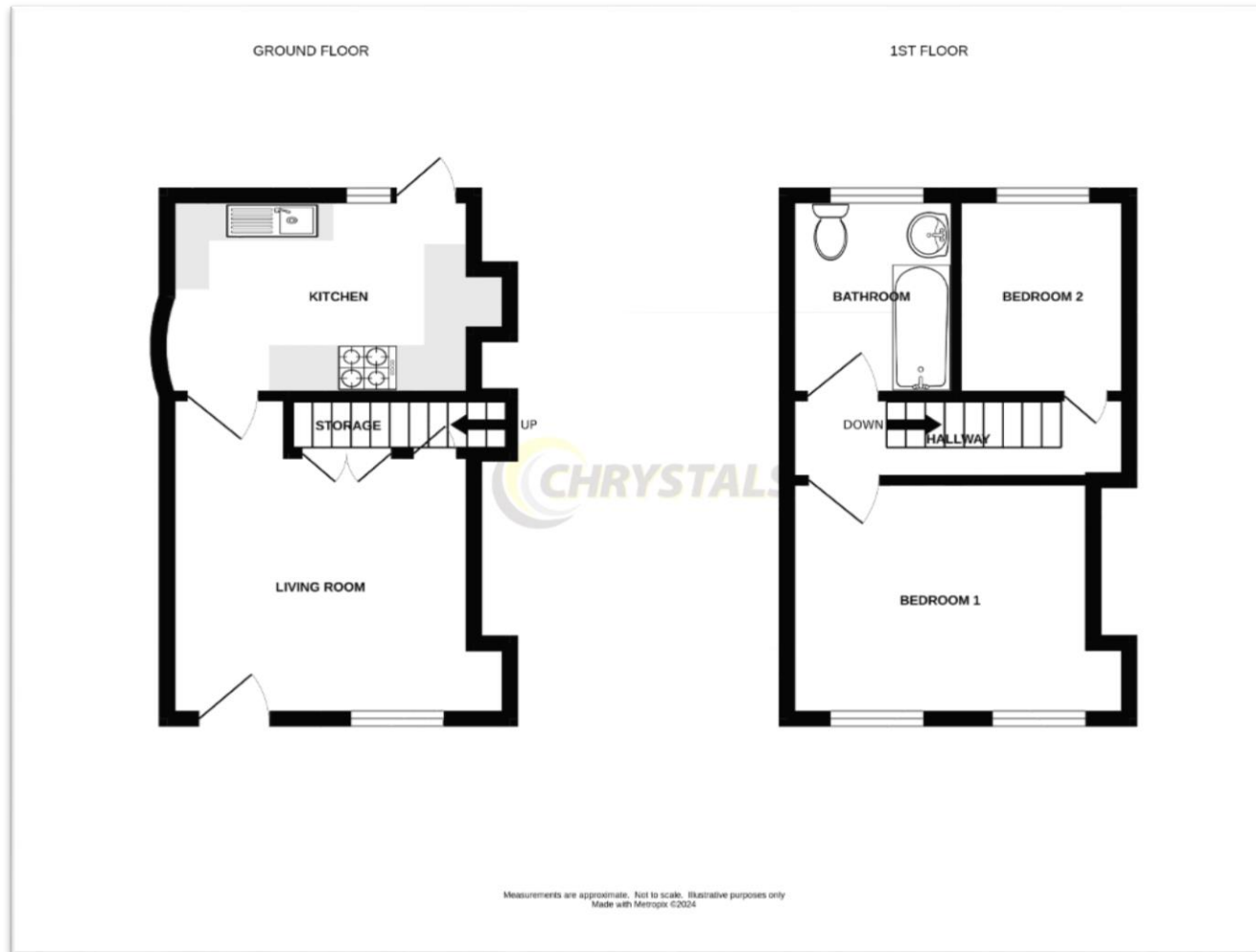
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