



[www.chrystals.co.im](http://www.chrystals.co.im)

Westbourne, Walpole Road, Peel, IM5 1PE  
**Asking Price £420,000**

Westbourne, Walpole Road, Peel, IM5 1PE

**Asking Price £420,000**

Westbourne House is a spacious double fronted town house situated in a central and convenient position, being a short walk to local shops, beach, restaurants and schools. The house commands an elevated position at the top of Walpole enjoying views over Peel and the headlands opposite. The house oozes with character and lots of natural light. On the ground floor there is an entrance vestibule, hallway, Lounge, open plan family room/dining room, kitchen and separate utility room. On the first floor there are 3 double bedrooms (1 en suite) and family bathroom. An enclosed stairwell takes you to 2 attic rooms currently utilised as a playroom and office. Outside there is off road parking for 1 vehicle and an enclosed rear yard with outdoor store room. No onward chain.







## LOCATION

From St Johns drive on the A1 into Peel and pass the QE2 School and take the right at the crossroad onto Albany Road. Continue straight ahead onto Church Street. Turn right and pass the petrol station and Walpole Road is the next on the left. The property can be accessed via this one way road or alternatively approached via the promenade.

## VESTIBULE

Laminate floor. Consumer unit. Decorative stained glass uPVC double glazed doors with side lights.

## HALLWAY

Carpeted floor. Dado rail. Radiator. Niche with drawers and window. Stairs to upper floors.

## LOUNGE

17' 9" x 13' 5" (5.4m x 4.1m)

Bay window providing sea views to the headlands and to the fields. Carpeted floor. 3 radiators. Picture rail. Ceiling rose and light. Multiple plug sockets. Wood burning stove. Fibre internet connection.

## UTILITY

17' 9" x 13' 5" (5.4m x 4.1m)

Part tiled walls. Laminate floor. Picture rail. Plumbed for washing machine and dryer. Oil fired central heating boiler.

## FAMILY ROOM

16' 1" x 12' 2" (4.9m x 3.7m)

Carpeted floor. Multiple plug sockets. Picture rail. Ceiling rose and light. Square bay window. Bookshelves to both sides of the chimney breast. Archway to

## DINING ROOM

11' 2" x 10' 6" (3.4m x 3.2m)

Laminate floor. Fully tiled walls. Picture rail. Pendent light. Glass display cabinets. Granite effect laminate worktops surfaces over. Square opening to

## KITCHEN

15' 5" x 11' 6" (4.7m x 3.5m) max

Range of Oak fitted base, wall and drawers units with granite effect worktops, incorporating 1 1/2 bowl stainless steel sink with drainer and mixer tap. Part tiled walls. Multiple plug sockets. Downlights. Plumbed for dishwasher. Space for fridge freezer. Electric slot in oven and hob with extractor above. Laminate floor. Understairs storage. uPVC part glazed door to rear.

## FIRST FLOOR: HALF LANDING

Carpeted floor. Dado rail.

## FAMILY BATHROOM

White three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and WC. Part tiled walls. Loft hatch. Opaque uPVC double glazed window. Extractor fan.

## FULL LANDING

Carpeted floor. Airing cupboard.

## BEDROOM

12' 6" x 12' 2" (3.8m x 3.7m)

Window to rear aspect. Carpeted floor. Multiple plug sockets. Radiator. Ceiling light.

## BEDROOM

11' 10" x 11' 2" (3.6m x 3.4m)

2 built-in wardrobes. Carpeted floor. Picture rail. Ceiling light. Multiple plug sockets.

Radiator. 2 windows with sea views and views to the headlands.

## BEDROOM

13' 1" x 12' 10" (4.0m x 3.9m)

Window with dual aspect. Carpeted floor. Radiator. Multiple plug sockets.

## ENSUITE SHOWER ROOM

White three piece suite comprising WC, large fully tiled shower enclosure. His and hers wash hand basin. Large storage cupboard with shelving. Chrome heated towel rail. Vinyl flooring. Opaque uPVC double glazed window. Extractor fan.

Door to rear hall with stairs to second floor. Understairs cupboard.

## SECOND FLOOR

## PLAY ROOM

15' 9" x 14' 5" (4.8m x 4.4m)

Carpeted floor. Radiator. Multiple plug sockets. Valued roof light. This room is currently utilised as a bedroom. Eaves storage. Door to

**OFFICE** 15' 9" x 11' 2" (4.8m x 3.4m)

Multiple plug sockets. Velux roof light. Eaves storage. Radiator. Shelving. Carpeted floor.

## **OUTSIDE**

Outside there is off road parking for 1 vehicle and an enclosed rear yard with outdoor store room.

## **SERVICES**

Mains water, electricity and drainage. Oil central heating.

## **VIEWING**

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant on completion. 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 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 errors 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 lessors.













Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

Since 1854



#### DOUGLAS

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

#### PORT ERIN

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

#### COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

#### RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac; Consultants: Keith Kerruish  
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.