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1 Ballure Grove, Ramsey, IM8 1NF
Asking Price £425,000

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Nestled in a tranquil cul-de-sac on a generous corner plot, this centrally located 3-bedroom detached dormer bungalow offers spacious accommodation. The property requires modernisation but provides an opportunity for the new owners to create their own desired finish and layout. The versatile accommodation boasts an L-shaped lounge/dining room with sun room off, a functional kitchen and three well-proportioned bedrooms along with two bathrooms. uPVC double glazed windows and oil central heating. Planning permission has been approved in principal for an addition detached dwelling. No onward chain.



LOCATION

From Parliament Square travel southbound out of Ramsey along Waterloo Road and onto Ballure Road. Ballure Grove can be located on the right hand side and the property can be identified by our For Sale Board.

SIDE PORCH

SUN ROOM

6' 0" x 16' 1" (1.83m x 4.90m)

ENTRANCE HALL

Stairs to first floor. Understairs cupboard. Cloaks cupboard.

LOUNGE

15' 8" x 17' 6" (4.77m x 5.33m)

Coved ceiling. Double aspect with window to rear garden and into sun room. Wall lights.

DINING AREA

11' 2" x 12' 9" (3.40m x 3.88m)

uPVC double glazed French doors to outside. Window to rear aspect.

KITCHEN

12' 2" x 15' 0" (3.71m x 4.57m)

Substantial range of base and wall units with laminate worktop. Inset sink with mixer tap and drainer. Plumbed for dishwasher, Built-in oven and microwave, hob with extractor hood over. Space for fridge freezer. Window to side aspect. Door to

SIDE PORCH

5' 4" x 5' 6" (1.62m x 1.68m)

Door to outside.

INTEGRAL DOUBLE GARAGE

17' 7" x 18' 0" (5.36m x 5.48m)

2 up and over doors. Power and light.

BEDROOM

12' 9" x 14' 2" (3.88m x 4.31m)

Coved ceiling. Bay window.

BATHROOM

Panelled bath, WC and pedestal wash hand basin. Tiled walls

FIRST FLOOR: LANDING

Panelled bath, WC and pedestal wash hand basin. Tiled walls.

REAR BEDROOM

11' 6" x 17' 6" (3.50m x 5.33m)

Gable window. Eaves storage.

BATHROOM

8' 4" x 10' 3" (2.54m x 3.12m)

Panelled bath, WC and pedestal wash hand basin. Tiled walls.

FRONT BEDROOM

12' 0" x 16' 2" (3.65m x 4.92m)

Gable window. Eaves storage. Built-in wardrobe and cupboards.

EAVES STORAGE

OUTSIDE

Block paved driveway. The property is sited on a large corner plot and currently has permitted planning permission in principal for the erection of a detached dwelling. The application number 24/00058/A was dated April 2024.

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

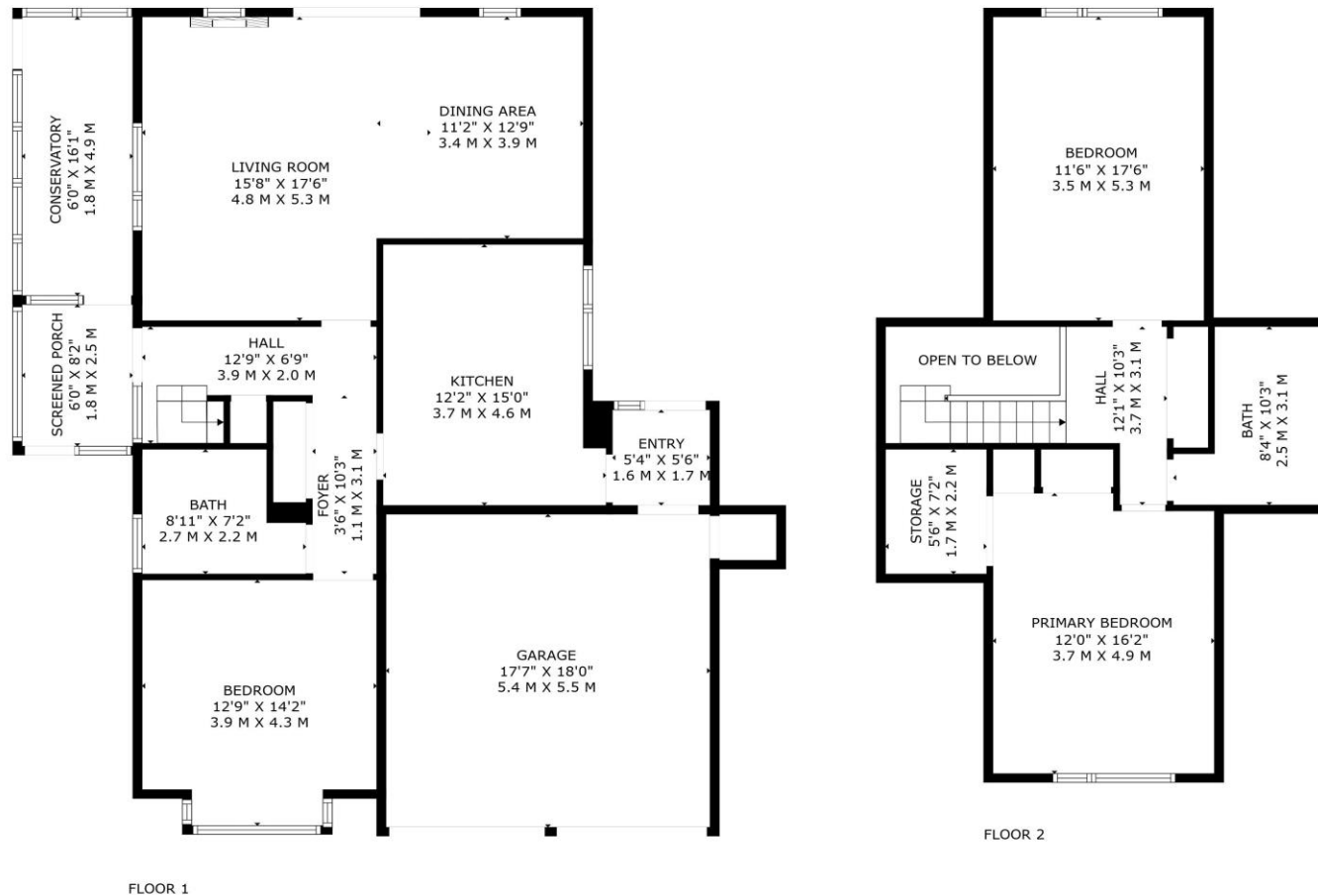
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TOTAL: 1602 sq. ft, 149 m²
 FLOOR 1: 1020 sq. ft, 95 m², FLOOR 2: 582 sq. ft, 54 m²
 EXCLUDED AREAS: GARAGE: 325 sq. ft, 30 m², UNDEFINED: 12 sq. ft, 1 m², SCREENED PORCH: 49 sq. ft, 5 m²,
 STORAGE: 26 sq. ft, 2 m², LOW CEILING: 14 sq. ft, 1 m², OPEN TO BELOW: 38 sq. ft, 4 m²
 WALLS: 191 sq. ft, 17 m²

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

Since 1854



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