



ASKING PRICE

£319,000

THE DETAILS

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13 Birch Drive
Peel
£319,000

call in today or visit www.blackgracecowley.com for more details

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

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THE DESCRIPTION

- Well presented mid-terraced House with generous garden
- Situated in a quiet cul-de-sac on a popular residential development in Peel
- Lounge, Breakfast Kitchen, WC
- 3 Bedrooms and a Family Bathroom
- Large Garden with rear access
- 2 off-road parking spaces
- Gas Fired Central Heating
- Viewings highly recommended

THE PROPERTY

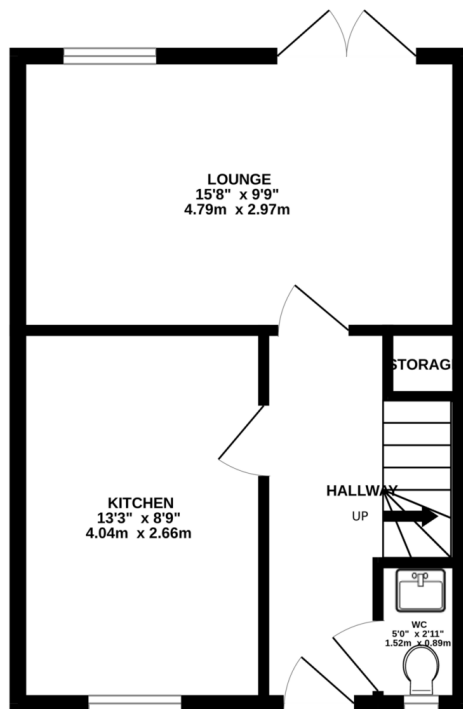
Black Grace Cowley are delighted to present 13 Birch Drive to the market, a mid-terraced house situated in a quiet cul-de-sac on the popular Ballawattleworth development in Peel. Ideally located close to local amenities and walking distance to schools, gym, swimming pool and local shops with an easy commute to Douglas, Ramsey and the South of the Island. Through the covered uPVC front door into the hallway with cloakroom WC to the right. Off the hallway on the left is the kitchen/diner fitted with modern gloss base and wall units, contrasting worktops and metro style tiled splashback, integrated fridge/freezer and plumbing for washing machine. Through the hallway, with under stairs storage, into the spacious lounge at the back of the property with French doors into the rear garden. Upstairs are two double bedrooms and a single bedroom. The modern bathroom comprises of a P-shaped bath with drench shower, sink, WC and heated towel rail. There is an airing cupboard on the landing and access to the boarded loft.

At the rear of the property is a generous, sunny garden with patio area perfect for entertaining and rear gate access.

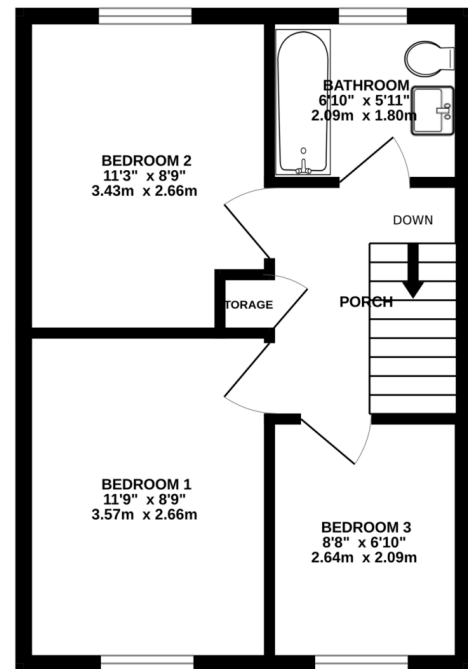
Two allocated off-road car parking spaces are situated at the front of the property. Gas fired central heating. uPVC double glazed. No onward chain.

FLOORPLAN

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DETAILS FOR 13 Birch Drive, Peel

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