



15 Knock Rushen, Castletown, Isle of Man, IM9 1TQ  
**Asking Price £595,000**



## 15 Knock Rushen, Castletown, Isle of Man, IM9 1TQ

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- Immaculate three-storey family home extending to just under 2,000 sq ft
- Spacious dining kitchen with Rangemaster and access to rear garden
- Garage, enclosed rear garden and two allocated parking spaces
- Sought-after Knock Rushen location, minutes from Castletown amenities
- Media/family room with double doors, ideal for entertaining
- Stunning coastal views towards Scarlet, Gansey and Port St Mary
- Two en-suite double bedrooms, principal with dressing area



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15 Knock Rushen is an immaculate and spacious family home arranged over three floors, extending to just under 2,000 sq ft. Situated within the sought-after Knock Rushen development, the property is just a two-minute walk from the heart of Castletown, enjoying a level approach close to all local amenities and picturesque coastal walks right on the doorstep. The house benefits from stunning views across Scarlet, with outlooks towards Gansey and Port St Mary.

The property is entered via a welcoming hallway with stairs to the upper floors and a convenient ground floor WC, leading through to a generous dining kitchen. This impressive space features a bay window framing the views, a modern fitted kitchen with a good range of wall and base units, and integrated appliances including a lovely Rangemaster oven and hob. A door provides direct access to the rear garden. Off the kitchen is a well-equipped utility room with ample storage, which in turn leads to the media/family room. This versatile room opens onto the garden via double glazed doors and provides an ideal space for entertaining or family living.

On the first floor there is an excellent-sized living room spanning the full depth of the house, with sliding doors opening onto a balcony that makes the most of the views. Two further bedrooms and a modern family bathroom complete this level.

The second floor offers two large double bedrooms, both with en-suite facilities. The principal bedroom also benefits from a dressing area and extends the full depth of the property.

Externally, there is a single garage to the front, while to the rear is a fully enclosed garden along with two allocated parking spaces.





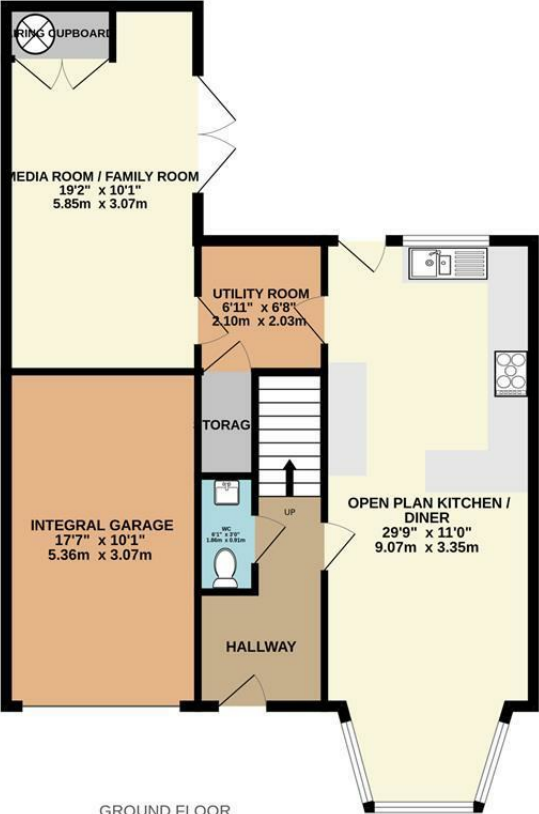




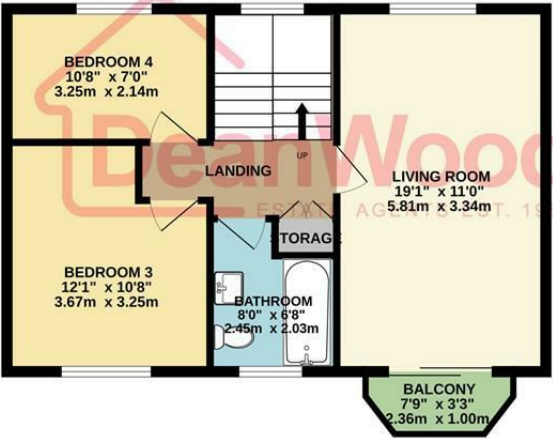








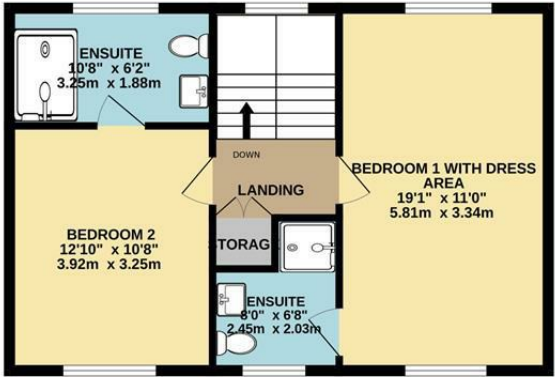
GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.

Not to scale-for identification purposes only  
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2ND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



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