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6 Campion Crescent, Peel, IM5 1GE
Asking Price £369,950

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Situated in a popular residential location, this well-presented three-bedroom semi-detached home is within easy walking distance of local shops, the beach, restaurants and schools. Offering bright and practical accommodation throughout, the ground floor comprises a welcoming entrance hallway, a spacious living room, kitchen/diner with French doors opening to the garden, cloakroom, and a separate utility room with internal access to the integral garage. To the first floor there are two double bedrooms, a further single bedroom and a modern shower room. Externally, the property benefits from a driveway providing off-road parking, while the generous rear garden is mainly laid to lawn, offering an ideal space for outdoor entertaining or family enjoyment.



LOCATION

Travel into Peel on the A1 pass QE2 school and continue on. Take the right hand turning into Albany Road and at the junction turn right into Derby Road, continue up pass Tesco and the swimming pool and at the roundabout turn right. Continue straight ahead and the property can be found on the right hand side, clearly identified by our For Sale Board.

ENTRANCE HALL

LIVING ROOM

13' 9" x 15' 9" (4.2m x 4.8m)

KITCHEN AREA

9' 2" x 12' 2" (2.8m x 3.7m)

DINING AREA

8' 2" x 12' 2" (2.5m x 3.7m)

UTILITY

9' 2" x 6' 7" (2.8m x 2.0m)

INTEGRAL SINGLE GARAGE

9' 6" x 15' 9" (2.9m x 4.8m)

FIRST FLOOR

FRONT BEDROOM

9' 2" x 14' 5" (2.8m x 4.4m)

SHOWER ROOM

7' 7" x 7' 10" (2.3m x 2.4m)

REAR BEDROOM

7' 7" x 10' 6" (2.3m x 3.2m)

REAR BEDROOM

9' 2" x 13' 9" (2.8m x 4.2m)

OUTSIDE

Concrete driveway with parking for two vehicles. Small lawned area to front with shrubs. Large sunny rear garden mostly laid to lawn with double width patio area and separate BBQ area, perfect for entertaining. Outside electrics installed. Small shed.

SERVICES

Mains water, electricity and drainage. Gas 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

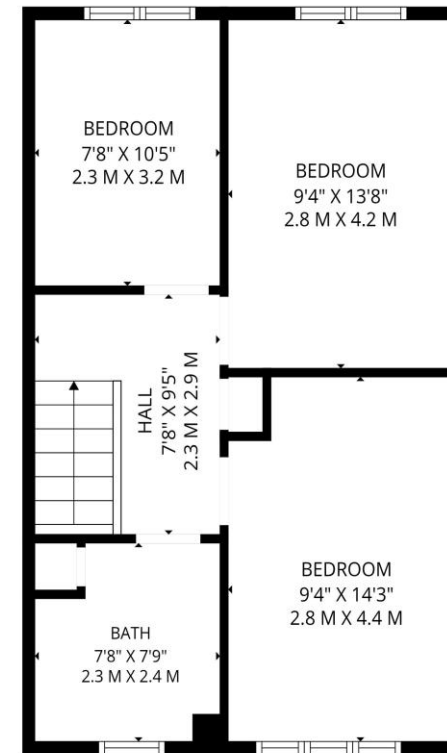
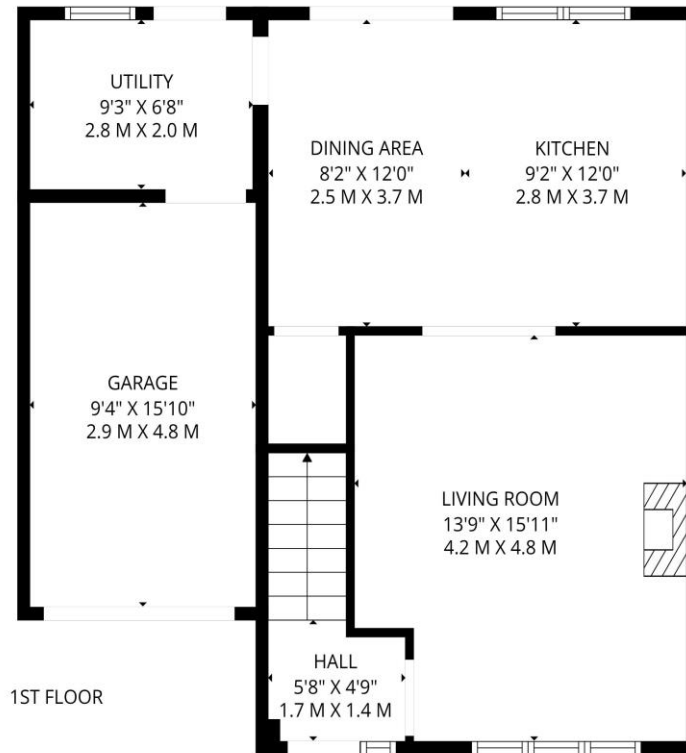
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TOTAL: 985 sq. ft, 92 m2
 1st floor: 495 sq. ft, 46 m2, 2nd floor: 490 sq. ft, 46 m2
 EXCLUDED AREAS: GARAGE: 149 sq. ft, 14 m2, UTILITY: 62 sq. ft, 6 m2, WALLS: 95 sq. ft, 7 m2

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

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: 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.
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