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8 Christian Avenue, Kirk Michael, IM6 1EQ  
**Asking Price £350,000**

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A substantial village bungalow presented as a "blank canvas" for renovation, set in a large interesting plot. Huge scope for internal alterations over two stories into the large roof space and possible extension. This could make a fabulous family home. Because of the above, this property will be better suited to a cash buyer or those seeking a low percentage mortgage.



## **LOCATION**

From Ramsey travel on the A3 Lezayre Road through Sulby, Ballaugh into Kirk Michael. After entering the village the entrance for Christian Avenue can be found on the right hand side. The property can be located on the right hand side, clearly identified by our For Sale Board.

## **ENTRANCE**

5' 3" x 2' 11" (1.6m x 0.9m)

## **ENTRANCE HALL**

5' 3" x 8' 6" (1.6m x 2.6m)

## **LOUNGE**

17' 9" x 11' 6" (5.4m x 3.5m)

## **DINING ROOM**

11' 10" x 13' 1" (3.6m x 4m)

## **KITCHEN**

15' 1" x 9' 6" (4.6m x 2.9m)

## **REAR PORCH**

5' 11" x 5' 7" (1.8m x 1.7m)

## **INNER HALLWAY**

19' 0" x 4' 11" (5.8m x 1.5m)

## **BEDROOM**

8' 2" x 11' 10" (2.5m x 3.6m)

## **BEDROOM**

12' 2" x 11' 10" (3.7m x 3.6m)

## **BEDROOM**

8' 10" x 10' 6" (2.7m x 3.2m)

## **BATHROOM**

9' 10" x 7' 3" (3m x 2.2m)

## **FIRST FLOOR**

## **BEDROOM**

12' 6" x 13' 1" (3.8m x 4m)

## **ATTIC ROOM**

23' 7" x 13' 1" (7.2m x 4m)

## **SHOWER ROOM**

## **BEDROOM**

10' 5" x 13' 1" (3.2 x 4m)

## **GARAGE**

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

## **STORAGE**

13' 1" x 6' 11" (4m x 2.1m)

## **OUTSIDE**

Small lawned areas to front. Concrete driveway leading to garage. Additional concrete hard standing to side elevation. The rear has a concrete patio area and decking which looks over the tiered garden to the rear.

## **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.

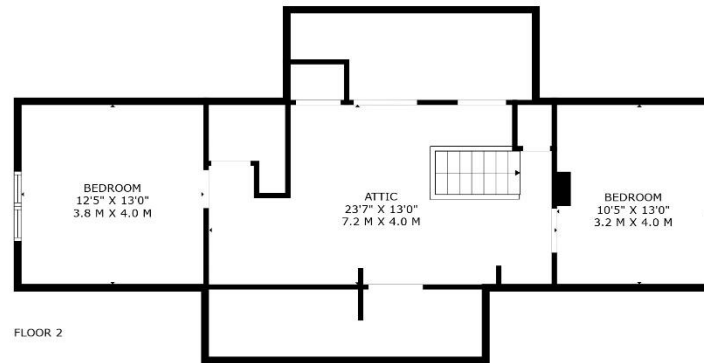
## **POSSESSION**

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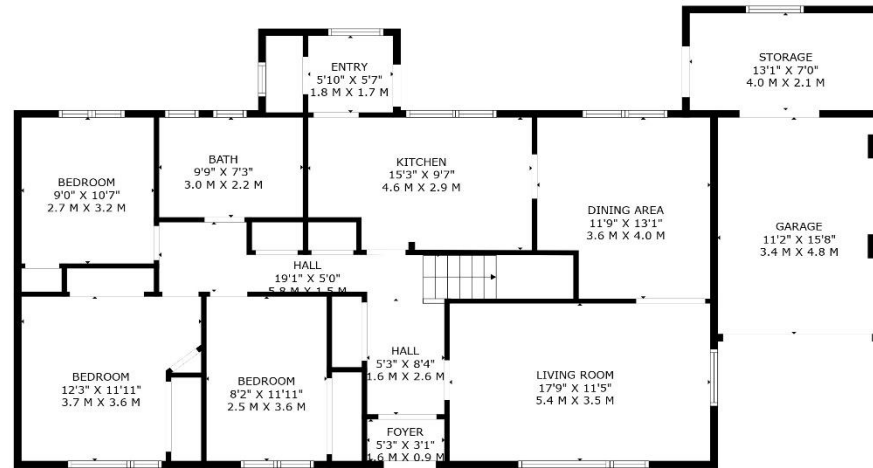








FLOOR 2



FLOOR 1

**TOTAL: 1806 sq. ft, 167 m2**

FLOOR 1: 1317 sq. ft, 122 m2, FLOOR 2: 489 sq. ft, 45 m2

EXCLUDED AREAS: HALF BATH: 71 sq. ft, 7 m2, STORAGE: 92 sq. ft, 9 m2, ATTIC: 263 sq. ft, 24 m2,  
LOW CEILING: 60 sq. ft, 5 m2, WALLS: 184 sq. ft, 18 m2

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



Since 1854



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