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Bwanne Jiass, Orrisdale Cottages, Orrisdale Loop Road, Kirk Michael, IM6 2HP

Asking Price £350,000

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A delightful one-bedroom traditional stone-built cottage, brimming with character and charm, with scope to extend subject to the necessary consents. The accommodation comprises a cosy living/dining room, kitchen with useful storage room with attic room above (accessed via separate door at the front). To the first floor is a spacious double bedroom and a modern family bathroom. Externally, the property benefits from allocated parking and a large private garden area. This property is offered for sale with no onward chain.



LOCATION

From Ramsey drive West through Sulby and Ballaugh. The Orrisdale Loop Road, is signposted by the Bus Stop before Bishops Court. Follow the road and the cottages can be found a short distance on the right hand side, next to Orrisdale House.

ENTRANCE

LIVING ROOM

16' 5" x 13' 5" (5.m x 4.1m)

KITCHEN

8' 6" x 13' 5" (2.6m x 4.1m)

FIRST FLOOR

BEDROOM

10' 2" x 13' 5" (3.1m x 4.1m)

BATHROOM

8' 2" x 7' 10" (2.5m x 2.4m)

EXTERNAL ACCESS TO GROUND

FLOOR STORAGE

12' 6" x 13' 5" (3.8m x 4.1m)

FIRST FLOOR ATTIC

26' 3" x 13' 5" (8.m x 4.1m)

OUTSIDE

Allocated parking. Private rear garden.

SERVICES

Mains water and electricity. Septic tank drainage. Gas central heating (recently replaced).

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





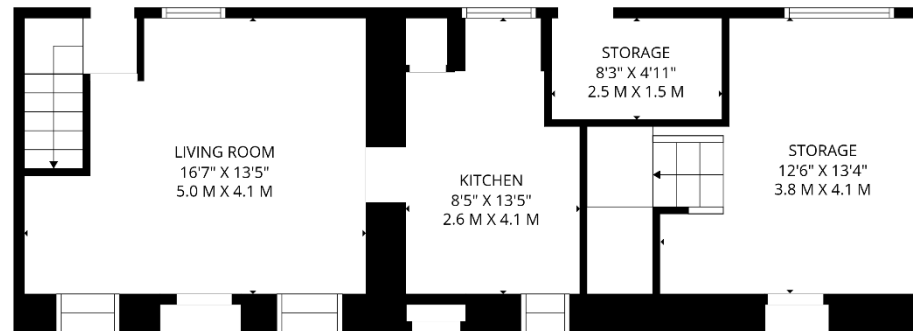
Bwanne Twoaie

Bwanne Meanagh

Bwanne Jiass



1ST FLOOR



GROUND FLOOR

TOTAL: 589 sq. ft, 55 m2

GROUND FLOOR: 361 sq. ft, 34 m2, 1ST FLOOR: 228 sq. ft, 21 m2

EXCLUDED AREAS: STORAGE: 224 sq. ft, 21 m2, LOW CEILING: 78 sq. ft, 7 m2, ATTIC: 275 sq. ft, 26 m2,

WALLS: 159 sq. ft, 14 m2



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

Since 1854



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