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Plaxtole, 30 Bowling Green Road, Castletown, IM9 1EB

Asking Price £795,000

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An elegant period property with many original features, situated in a sought after location, being conveniently placed for the Airport and within walking distance of the picturesque harbour, shops, schools and amenities of Castletown. The generous accommodation comprises lounge, dining room, sitting room, drawing room, large kitchen with breakfast area, cloakroom, utility room, 4 bedrooms, en-suite and family shower room. Outside is a pretty rear walled garden mainly laid to lawn.

LOCATION

Travelling on the A5 from Port Erin to Castletown, continue straight ahead at the traffic lights and left at the roundabout into Victoria Road. Take the 3rd exit at the next roundabout into Bowling Green Road and number 30 is the first house on the left hand side.

PORCH

ENTRANCE HALLWAY

Understairs store with radiator.

SITTING ROOM

20' 11'' x 16' 2'' (6.37m x 4.92m)

Inset fireplace with multi fuel Stovax heater on tiled hearth with Manx stone lintel over. Pine display shelving. Cupboards to side. Original wooden shutters. Tongue & groove flooring.

LIVING/DINING ROOM

16' 9'' x 12' 7'' (5.10m x 3.83m)

Original fireplace with cast iron inset, tiled hearth and white surround. Tongue & groove flooring.

INNER HALL

CLOAKROOM

W.C., wash hand basin, hanging rail and shelf, Xpelair, partly tiled walls, quarry tiled floor.

DINING KITCHEN

31' 1'' x 12' 8'' (9.47m x 3.86m)

Quality fitted kitchen with excellent range of white and blue painted wall and base units with contrasting granite worktops, incorporating 1½ bowl sink unit, integral appliances including gas fired Aga, electric oven, microwave, electric hob with stainless steel cooker hood over. French doors to rear walled garden. Double doors to:

FAMILY ROOM

20' 11'' x 16' 2'' (6.37m x 4.92m)

Generously proportioned, light and airy room overlooking rear garden. Beamed ceiling.

REAR PORCH

Shelving. Door to garden.

UTILITY

Stainless steel single drainer sink unit with cupboard under, plumbed for washing machine, space for dryer, built in shelved cupboard housing Alpha gas central heating boiler.

Stairway from hall to:

HALF LANDING

LOUNGE

20' 11'' x 18' 9'' (6.37m x 5.71m)

Lovely spacious room with dome ceiling, original fireplace, window seating. Large windows overlooking garden.

FIRST FLOOR

LANDING

Built in shelved cupboard.

BEDROOM 1

18' 4'' x 16' 9'' (5.58m x 5.10m)

Original shutters to windows. White fire surround with cast iron inset and grate.

WALK-IN WARDROBE

Hanging rails. Shelving.

EN-SUITE SHOWER ROOM

Large fully tiled shower cubicle with glazed surround, w.c., wash hand basin, chrome ladder style heated towel rail, fully tiled walls and floor. Loft access.

BEDROOM 2

16' 1'' x 12' 8'' (4.90m x 3.86m)

Original fireplace, 2 built in wardrobes, original shutters to windows.

BEDROOM 3

12' 8'' x 12' 11'' (3.86m x 3.93m)

Built-in wardrobe, original shutter to window

FAMILY BATHROOM

Large walk-in corner shower cubicle with curved glazed doors, w.c, wash hand basin, claw foot freestanding bath with shower attachment, Xpelair, tiled walls and floor, downlighters.

SECOND FLOOR

LANDING

BEDROOM 4 / STUDY
11' 11'' x 9' 2'' (3.63m x 2.79m)

ATTIC / STORE ROOM
29' 1'' x 18' 4'' (8.86m x 5.58m)

Fully boarded, light.

OUTSIDE

Small flagged garden to front with raised beds. Pretty walled garden to rear mostly laid to lawn with raised flower beds and well stocked borders with mature shrubs and trees. Composite decking patio area and terraced wooden decking patio area. Large wooden shed. Outside tap.

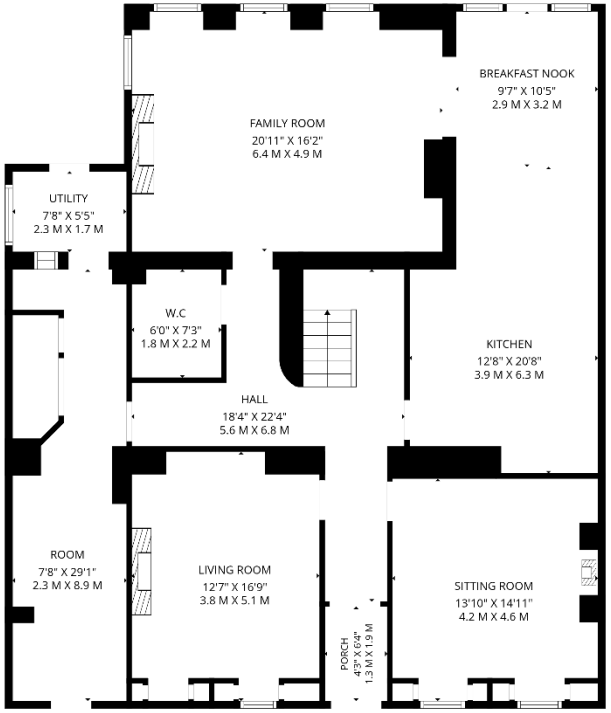
SERVICES

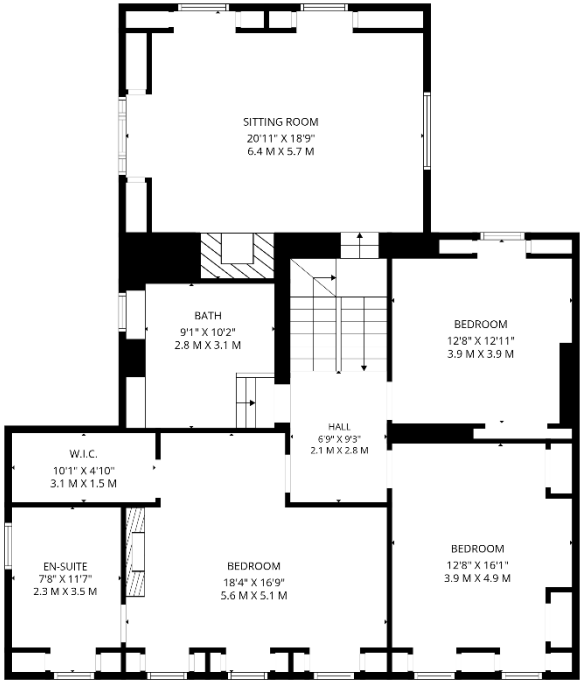
Mains water, drainage and electricity. Gas central heating.

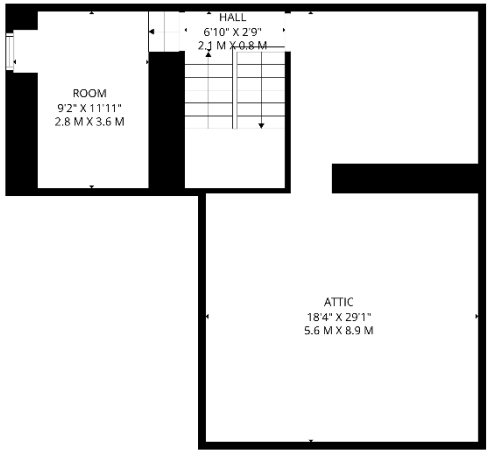
POSSESSION

Vacant possession on completion of purchase. Freehold. 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.

YOU







TOTAL: 3317 sq. ft, 308 m2

1st floor: 1671 sq. ft, 155 m2, 2nd floor: 1422 sq. ft, 132 m2, 3rd floor: 224 sq. ft, 21 m2
EXCLUDED AREAS: PORCH: 27 sq. ft, 2 m2, UTILITY: 42 sq. ft, 4 m2, LOW CEILING: 464 sq. ft, 43 m2,
WALLS: 204 sq. ft, 19 m2

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

Since 1854

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