

# 7 Close Quane, Peel

Ref No DDP05493



**PRICE £335,000**

## DOUGLAS

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DOUGLAS  
ISLE OF MAN IM1 2LF

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## CASTLETOWN

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## RAMSEY

LEZAYRE HOUSE  
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- Detached True Bungalow
- Located in a Quiet Cul-de-Sac Position
- Close to Local Schools, Shops and Amenities
- Lounge
- Dining Kitchen
- 2 Bedrooms
- Family Shower Room
- Attached Single Garage and Off-Road Parking
- Wrap Around Garden
- uPVC Windows
- Oil Fired Central Heating

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The front of the property is mainly laid to lawn with dwarf wall to boundary. There is a concrete driveway which provides off-road parking for one vehicle. To the rear of the property is an easy to maintain garden with gravel area and paved patio with fencing to boundary. Concealed oil tank. Rear access to garage.



The price is to include fitted floor coverings.

### **DIRECTIONS TO PROPERTY:**

Travelling into Peel along the A1, proceed past Queen Elizabeth II High School and take the second right onto Albany Road. Proceed to the next junction and turn right onto Derby Road and continue past Shoprite and Peel swimming pool. Take the first left onto Ballaquane Road and then right into Close Quane. Follow the road right and the No. 7 will be found a short distance on the right hand side.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE PORCH** (4'9" x 2'6" approx.) Tiled floor and walls. uPVC front door. Inner glazed door with glazed side panel.

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**ENTRANCE HALL** (12'6" x 4'9" approx.) Tongue and groove wood panelling. Telephone point. Concealed stairs to attic/hobbies room.

**LOUNGE** (14'1" x 14'0" into bay) Large bay window providing front aspect. TV point.

**KITCHEN** (12'1" x 10'3" approx.) Fitted kitchen finished in white fronted cupboards and drawers with contrasting wood effect worktop incorporating a 1½ bowl stainless steel sink and drainer and tiled splash backs. Space for freestanding gas cooker and hob. Fridge freezer. Integrated Indesit dishwasher. Tiled effect vinyl flooring. Tongue and groove wood panelling. Large uPVC window providing side aspect over garden. Door to:-

**SIDE PORCH** Tiled flooring. Heated towel rail. Fully glazed door with opaque glass.

**BEDROOM 1** (11'3" x 9'0" approx.) Front aspect. Large under stairs storage area.

**BEDROOM 2** (11'3" x 10'3" approx.) Rear aspect.

**SHOWER ROOM** (6'1" x 6'7" approx.) Enclosed shower cubicle with tiled surround, glass door and screen. WC. Pedestal wash hand basin with storage below and wall mounted mirror above. Fully tiled walls. Stone effect flooring. Extractor fan. Heated towel rail.

## **FIRST FLOOR**

**ATTIC/HOBBIES ROOM** (11'0" x 31'3" approx.) Fully boarded with power and light. Velux window and gable window. Megaflo hot water system.

## **SERVICES**

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

## **ASSESSMENT**

Rateable value £TBC

Approx Rates payable £TBC (incl. of water rates).

## **TENURE**

FREEHOLD

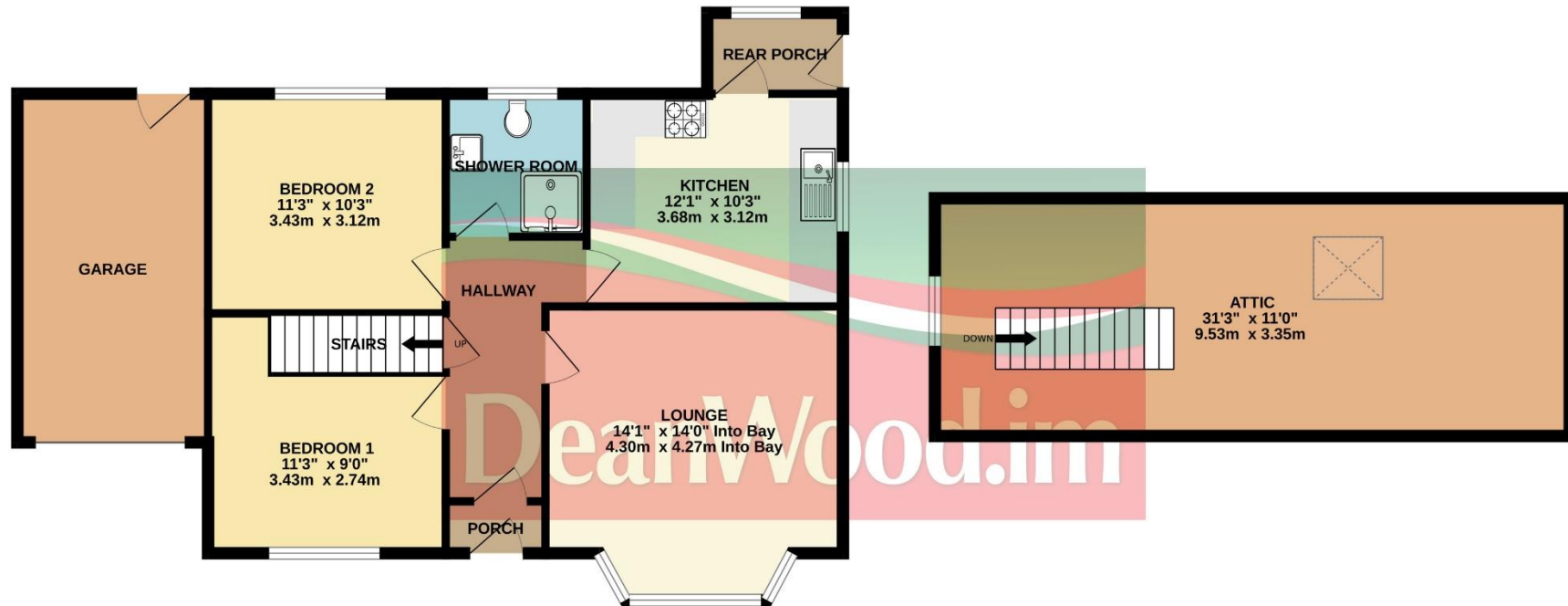
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## VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

Not to scale-for identification purposes only  
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