

# New Inn, New Road, Laxey

Ref No DDP05545



**PRICE £575,000**

## **DOUGLAS**

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

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## **CASTLETOWN**

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## **RAMSEY**

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
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**DeanWood.im**

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- Deceptively Spacious Detached House
- Recently Renovated to a High Standard Throughout
- Living Room
- Snug
- Dining Kitchen
- Cloakroom
- Master Bedroom with En-Suite
- 3 Further Bedrooms (2 En-Suite)
- Family Bathroom
- Integrated Workshop
- Large Off-Road Parking Apron with Side Garden
- uPVC Triple Glazing
- Gas Fired Central Heating
- Cat 6 Wiring
- Viewings Highly Recommended

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To the outside of the property is a large parking area. Easy to maintain concrete front path with steps leading to an elevated side garden which is laid to lawn. Greenhouse. Tarmac path leads to the rear of the property and access to rear workshop door.



The price is to include fitted floor coverings.

### **DIRECTIONS TO PROPERTY:**

Travelling into Laxey from Baldrine, the property can be found opposite the Queens Hotel car park.

In greater detail the accommodation comprises:

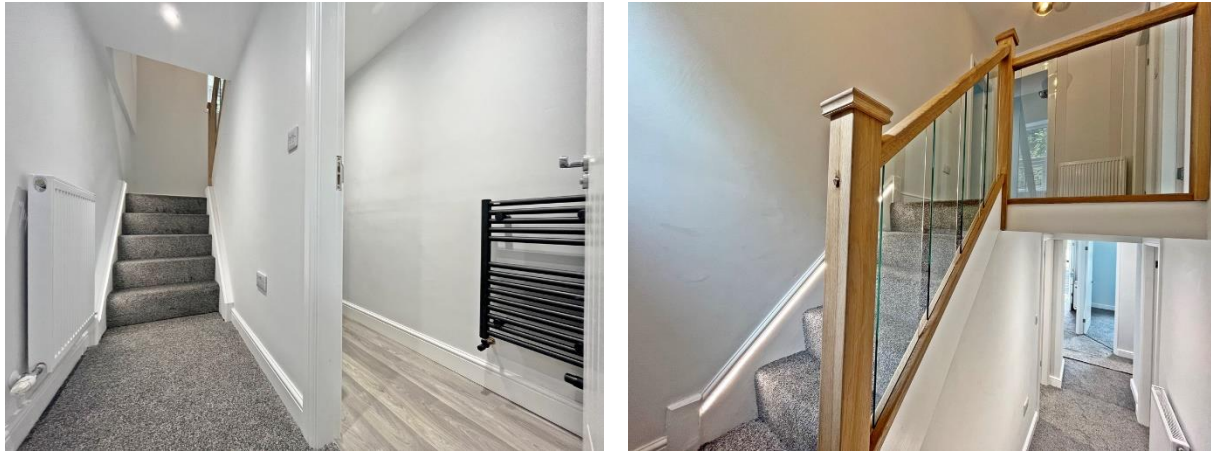
### **GROUND FLOOR**

**ENTRANCE PORCH** Composite front door with inner glazing. Twin windows. Decorative tile effect flooring. Automatic light. Inner glazed door to:-

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**HALL** Turning stairs to first floor with LED floor level lighting. Modern oak and glass handrail and balustrade.



**LIVING ROOM** (15'5" x 25'1" approx.) Feature fireplace with exposed stone lintel. TV and satellite connections. Cat 6 wiring. Recessed downlights. Double doors to rear.

**SNUG** (9'7" x 9'7" approx.) Front aspect with triple glazed windows. Downlights. Cat 6 wiring.



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**CLOAKROOM** WC and wall mounted wash hand basin with illuminated mirror above and storage below. Heated towel rail. Vinyl wood effect flooring. Recessed lighting.

**BREAKFAST KITCHEN** (9'5" x 23'9" approx.) A contemporary fully fitted kitchen finished in white high gloss fronted cupboards and drawers with a contrasting laminate wood worktop incorporating a 1½ bowl stainless steel sink and matching splashback. Integrated appliances include: Eye-level double oven and grill, fridge freezer, washing machine, dishwasher, 5-ring electric hob with extractor hood above. Concealed worktop lighting and floor level lighting. Recessed downlights. Breakfast bar. Dual aspect windows. Floor level heating. Opening to **DINING AREA** (10'4" x 9'3" approx.) Feature fireplace with exposed slate lintel. TV and cat 6 connection. Door to rear yard. Downlights.



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**SIDE PORCH** Attractive vinyl flooring with twin doors to parking area and inner door to workshop.

**WORKSHOP** (22'5" x 9'8" approx.) Wall mounted gas fired central heating boiler with Megaflow hot water tank. Power. Light. Electric fuseboard.

**FIRST FLOOR**

**LANDING**



**MASTER BEDROOM** (10'1" x 18'0" approx.) Dual aspect windows. TV and satellite and cat 6 connections.



**MASTER EN-SUITE** Corner shower cubicle with tiled surround and sliding glass doors. WC. Wash hand basin with vanity storage below and illuminated mirror above. Attractive fully tiled walls. Tile effect flooring. Recessed downlights and extractor.



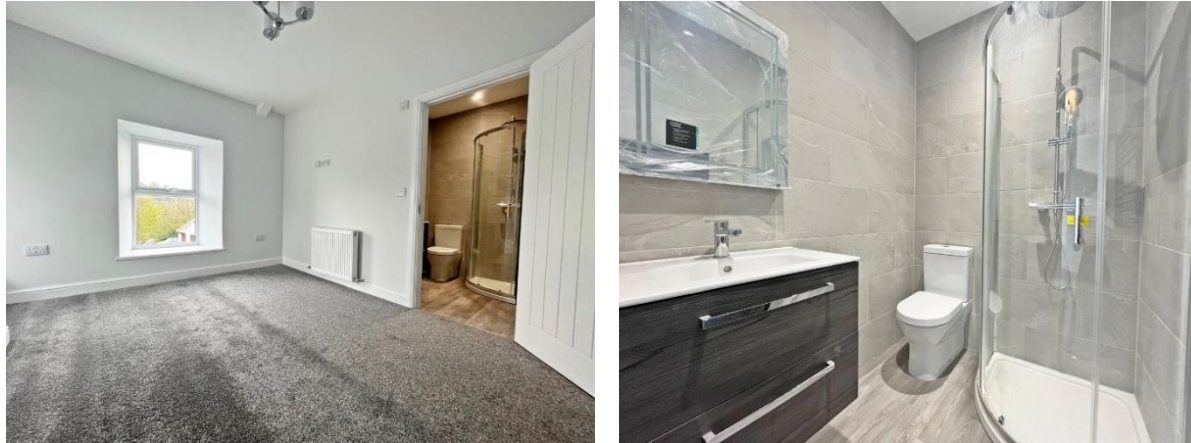
**BEDROOM 2** (10'2" x 13'2" approx.) Double bedroom. TV and satellite and cat 6 connection.

**BED 2 EN-SUITE** Corner shower cubicle with tiled surround and sliding door. WC. Wall mounted wash hand basin with storage drawers below and illuminated mirror above. Heated towel rail. Wood effect flooring. Tiled walls. Recessed downlights. Extractor fan.



**BEDROOM 3** (10'2" x 13'2" approx.) Double bedroom. TV and satellite and cat 6 connection.

**BED 3 EN-SUITE** Corner shower cubicle with tiled surround and sliding glass door. WC. Wall mounted wash hand basin with storage drawers below and illuminated mirror above. Heated towel rail. Wood effect flooring. Tiled walls. Recessed downlights. Extractor fan. uPVC window.



**BEDROOM 4** (11'5" x 12'2" approx.) Double bedroom. TV and satellite and cat 6 connection. Dual aspect windows.



**BATHROOM** Large walk-in shower with tiled surround and glass screen. Wall mounted wash hand with vanity storage below and illuminated mirror above. Freestanding bath. WC. Attractive fully tiled walls and wood effect flooring. Recessed downlights. Extractor fan.



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**SERVICES**

All mains services are installed. Cat 6 wiring.  
 Gas fired central heating.  
 uPVC Triple glazing.

**ASSESSMENT**

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

**TENURE**

FREEHOLD  
 VACANT POSSESSION ON COMPLETION

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

