



£192,000

6 Mcleods Fields, Peel, IM5 1VX

Spacious, Modern Yet Traditionally Built Terraced House on the Outskirts of Peel. A Short Distance from the Main Bus Route. Walking Distance to the Town Centre. Immaculate Presentation Throughout, with Quality Carpets & Neutral Decor. Comprising Lounge, L Shaped Dining Kitchen & Utility / Cloakroom WC. 2 Excellent Double Bedrooms, 1 Enjoying Rural Views. Bathroom with White Suite & Shower Over the Bath. Gas Fired Central Heating & uPVC Double Glazing. Open Plan Frontage Incorporating a Generous Parking Space & Small Lawn. Ample Guest Parking Directly Opposite the Property. Enclosed Rear Garden with Block Paved Patio & Lawn. Completed 2016 & Benefiting from the Remainder of a 10 Year NHBC Warranty.



*** IDEAL INVESTMENT PROPERTY OR FIRST HOME ***

DIRECTIONS

Travel out of Peel up Peveril Road and onto the Ramsey Road. At the mini roundabout take the third exit onto Oak Road then turn left where number 6 Mcleods Field will be found a short distance along on the right.

ACCOMMODATION

GROUND FLOOR

Built out Porch

Having a half obscure glazed uPVC entrance door and a side window. Fitted matting. Half glazed door to the entrance area.

Entrance Area

Consumer unit. Double power point. Smoke detector. Door to the lounge. Stairs lead off to the first floor.



Register on our Mailing List for ...

Lounge max 4.19m (13'9") x 3.17m (10'5")

A spacious room with a uPVC window to the front elevation. Numerous power points. Telephone and satellite points. Understairs cupboard. Clear opening to the kitchen.



Dining Kitchen max 4.19m (13'9") x 3.86m (12'8")

A spacious L shaped room with a dining area to one side. Fitted with a stylish range of coffee coloured base and drawer units together with contrasting wall units, work tops and upstands incorporating a 1 1/4 bowl stainless steel sink with a lever mixer tap. Inset four ring halogen hob with a glass splashback, brushed steel extractor above and a built in electric fan oven below. Space for a tall fridge freezer. Fully shelved larder unit. A uPVC door leads out to the rear patio and garden. Recessed low voltage downlights. Smoke and carbon monoxide detectors. Wall mounted 'Worcester' gas fired combi boiler. Multiple power points. 'Silavent' extractor. Easy care vinyl floor covering continues into the utility room.



Register on our Mailing List for ...

Dining Kitchen pic 2



Dining Area



Utility / Cloakroom WC 1.90m (6'3") x 1.52m (5'0")

Plumbed for a washing machine. Fitted with a white suite of pedestal basin and push button flush WC. 'Silavent' extractor.



Register on our Mailing List for ...

FIRST FLOOR

Landing. Smoke detector. Double power point. Loft access.

Bedroom 1 4.19m (13'9") x 2.87m (9'5")

A superb double room with a uPVC window offering pleasant rural views to the rear. Numerous power points. TV, internet and phone points.



View from Bedroom 1



Bathroom 2.21m (7'3") x 2.01m (6'7")

A spacious room fitted with a modern white suite comprising push button flush WC, pedestal basin with a tiled splashback, mirror and shaver point. Panelled bath with a tiled surround, glazed screen and fully plumbed, thermostatically controlled shower. Recessed LED downlights. 'Silavent' extractor. Chrome ladder style towel warmer. Vinyl floor covering.



Register on our Mailing List for ...

Bedroom 2 max 4.19m (13'9") into recess x 2.87m (9'5") max

A further spacious L shaped double room with a uPVC window to the front. Multiple power points and TV point.

NB Measurement includes a deep recess suitable as a study or dressing area.



OUTSIDE

Rear Garden

Having a lawned area and block paved patio with gated access to the rear pedestrian walkway. Low maintenance uPVC fencing to boundaries. Exterior light.



Front

Open plan with two block paved parking spaces and a small lawn. Exterior light.

Register on our Mailing List for ...

Services All mains services are installed. Gas fired central heating & uPVC double glazing.

Tenure Freehold

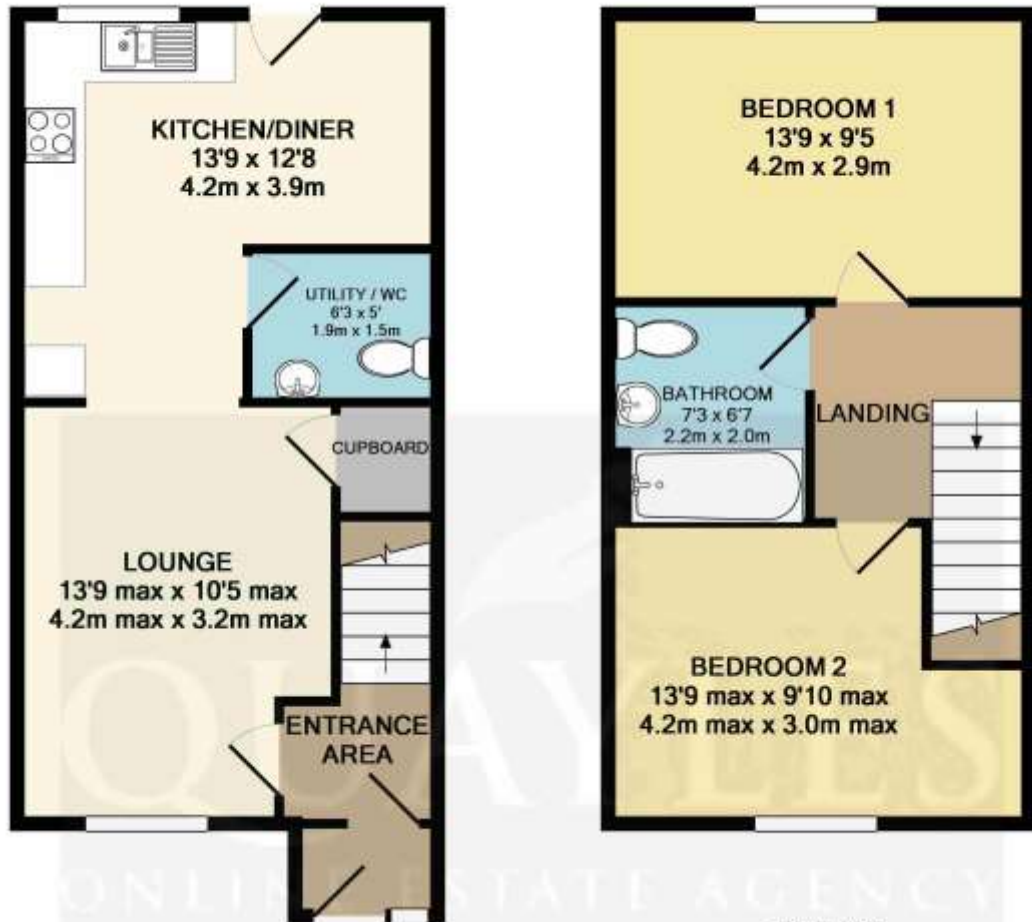
Inclusions Fitted carpets, floor coverings and blackout blinds.

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with the Agent Quayles Limited.

NOTES

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018

Register on our Mailing List for ...

Whilst all details are believed to be correct neither Quayles Limited, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image.

All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.