



£175,000

24 Church Street, Peel, IM5 1HL

A spacious Mid Terrace Victorian Town House in the Heart of Old Peel. Walking Distance to Public & Church Street Residents Car Parking. Easy Access to Schools, Main Bus Stop, Shops, Restaurants & Beach. Comprising 22'8 Open Plan Lounge & Dining Room plus a Galley Kitchen. 5 Double Bedrooms (1 E/S Bathroom), Shower Room & WC Over 2 Floors. Extensive Storage Solutions Including Built In Wardrobes to 3 Bedrooms. Ladder Access to a Fully Insulated & Boarded Loft with a 'Velux' Roof Light. Re Roofed & Re Wired, Boiler Replaced 2016. Gas Central Heating & Combined Timber Frame & uPVC D/ Glazed Windows. Enclosed Rear Yard with Store/ WC & Workshop with Access to Road.



*** GOOD SIZE FAMILY ACCOMMODATION IN NEED OF FURTHER UPDATING ***

DIRECTIONS

Travel into Peel passing the QEII High School and continue along Tynwald Road. Turn right into Albany Road then straight across onto Church Street where number 24 will be found along on the left, being the second property in. Convenient parking can be found by turning left at the end of Albany Road then turning left again into the public car park. Residents of Church street benefit from designated spaces within Shoprite car park (turn right at the end of Albany Road then left a short distance along).

GROUND FLOOR

A half glazed wooden entrance door leads into the vestibule.

Vestibule

High level cupboard housing the electricity meter and consumer unit. Coat hooks. Original inner door with frosted glass intact.

Entrance Hall

An attractive staircase with a useful cupboard beneath leads to the upper floors. Smoke detector and telephone point.



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Dining Room 3.58m (11'9") x 3.17m (10'5")

A naturally bright space with a timber framed window to the rear. Coved ceiling. Multiple power points. Clear opening to the lounge.



Lounge 3.53m (11'7") x 3.20m (10'6")

A further bright area having a large uPVC window to the front. Feature electric fire and surround. TV and satellite points. Coved ceiling.



Lounge / Dining Room



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Galley Kitchen 4.52m (14'10") x 1.96m (6'5")

Fitted with an extensive range of oak effect wall, drawer line base and glazed display units with contrasting background tiling and laminate work surfaces incorporating a 1 1/4 bowl stainless steel sink with a lever mixer tap. Space and plumbing for a washing machine and dishwasher. Space for a fridge and further fridge freezer. Built in 'Beko' electric oven. Inset four burner gas hob with a filter hood above. Two deep set uPVC windows offer plenty of natural light. Four wall mounted shelves. Ceramic tiled floor. A half obscure glazed uPVC door leads out to the yard.



FIRST FLOOR

Half Landing

Built in cloaks cupboard with original panelled doors. Power point. Three steps to main landing.

WC

Fitted with a white push button flush WC. 'Velux' style roof light. 'Vaillant' gas fired combi boiler.

Bedroom 5 4.04m (13'3") x 1.96m (6'5")

A large single / small double, dual aspect room with two uPVC windows. Multiple power points. Ceiling spotlight fitting.

Main Landing

Stairs with a uPVC window to the half landing lead to the second floor. Dado rail and power points.

Bedroom 2 3.58m (11'9") max x 3.17m (10'5") max

A double room with a uPVC window to the rear elevation. Large built in wardrobes with open shelving to one side. Vanity unit with an inset basin to one corner. Multiple power points.

Master Bedroom 3.23m (10'7") max x 3.17m (10'5") max

A double room fitted with a range of hand built wardrobes. Two timber framed windows to the front elevation. Door to the en suite bathroom.



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En Suite Bathroom 3.17m (10'5") x 1.68m (5'6")

A generously proportioned room which has fully tiled walls to complement the contemporary white suite of push button flush WC, pedestal basin with an illuminated mirror above and a panelled bath with a folding screen and mixer shower attachment. Electric towel warmer / radiator. Ceiling spotlight fitting. Ample space for a free standing unit.



SECOND FLOOR

Landing

Telephone point. Double power point. Access to the large fully boarded and insulated loft.

WC 3.20m (10'6") x 1.60m (5'3")

Fitted with a modern white push button flush WC.



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Bedroom 3 3.56m (11'8") max x 3.15m (10'4") max

A generous, L shaped double room located to the rear with a tilt and turn uPVC window. Ceiling spotlight fitting and multiple power points.

N.B maximum measurement given.



Bedroom 4 3.20m (10'6") x 2.90m (9'6")

A front facing double room with a uPVC tilt and turn window. Fitted to one corner with a range of hand built wardrobes incorporating hanging rails and shelving. Multiple power points.



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OUTSIDE

To the front is a small enclosed yard with original decorative railings and gate.

Rear Yard

An enclosed space with a raised bed to one side. Enjoying the afternoon sunshine. External lights. WC



Workshop 4.04m (13'3") x 1.96m (6'5")

A fantastic workshop or bike store with a modern sheet metal roof and cladding. Light and power. Single glazed panel for natural daylight. Wooden door leading to a gated pathway which leads directly to Derby Road where the main bus stop is located.



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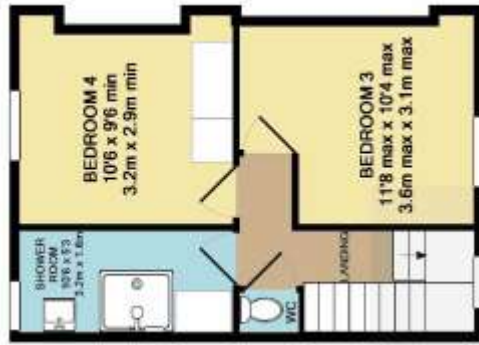
Services All mains services are installed. Gas fired central heating and partial uPVC double glazing.

Tenure Freehold

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

Viewings Strictly by appointment with the Agent Quayles Limited.

FLOORPLAN



2ND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 884 SQ.FT.
(84.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.5 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan, contained herein, measurements of doors, windows, items and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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