



£249,950

30A, Nearview Cottage, Market Street, Peel, IM5 1AE

An Extended Cottage Just a Minute Away from Peels Golden Sandy Beach.
Walking Distance to the Castle, Restaurants, Pubs, Shops and the Vibrant Marina.
Completely Renovated by the Current Owner to Provide Superb Accommodation.
Neutrally Decorated Throughout with Modern Blinds to Most Windows.
Generous Lounge & Stylish Kitchen Diner with Appliances & Utility/ Cloakroom WC.
Bi Fold Doors Lead Out to a Good Size Fully Enclosed Paved Courtyard Garden.
2 Double Bedrooms & Fabulous Wet Room Style Bathroom with Walk In Shower.
Gas Central Heating, uPVC Windows & Timber Framed, Double Glazed Rear Doors.
Furniture Package may be Available by Separate Negotiation – Details to be Discussed.



*** A PERFECT FIRST HOME, INVESTMENT OR 'LOCK & LEAVE' PROPERTY ***

DIRECTIONS

From Peel Promenade with the Castle behind you, continue along the seafront and take the third turning into Market Street (one way so only accessible from the prom on foot). Follow the road around to the right where 'Nearview (30A)', will be found on the left hand side, being the first property after the former 'Corlett Bolton' premises.

ACCOMMODATION

Two steps up to the wooden entrance door with obscure glazed top panels.

Entrance Area

A stripped four panel door leads into the lounge. Stairs with a wooden handrail lead up to the first floor landing. Smoke detector. Cupboard housing the electricity meter and consumer unit. Inset brush matting.

Lounge 4.72m (15'6") max x 4.24m (13'11") into recess's

A superb room featuring a recessed, glass fronted burner set on a slate hearth with a floating wooden mantle. A uPVC sash style front window benefits from wooden blinds. Stripped and sealed wooden floor. TV, satellite and telephone points. Gas meter. Carbon monoxide monitor. Clear opening to the kitchen.



Lounge pic 2



Lounge pic 4



Kitchen Diner 5.05m (16'7") max x 2.36m (7'9")

Naturally separated into two distinct areas. Having recessed LED downlights and a heat detector. Large slate effect floor tiles complement the neutral colour scheme.



Kitchen Area

Fitted with a superb range of 'Cashmere' coloured high gloss wall and base units together with contrasting 'Corian' work tops and upstands with drainage grooves and 1 1/2 bowl under mounted sink with a swan neck mixer tap. Wine rack, carousel unit and pull out spice rack. Deep pan/ crockery drawer with a concealed cutlery drawer. Inset 'AEG' four ring induction hob with a concealed filter hood above. Matching 'AEG' 'Micromat-combi' microwave and 'Competence' fan oven with steam function. Integrated fridge, freezer and dishwasher. Counter lighting. A uPVC window overlooks the courtyard. Central heating timer.



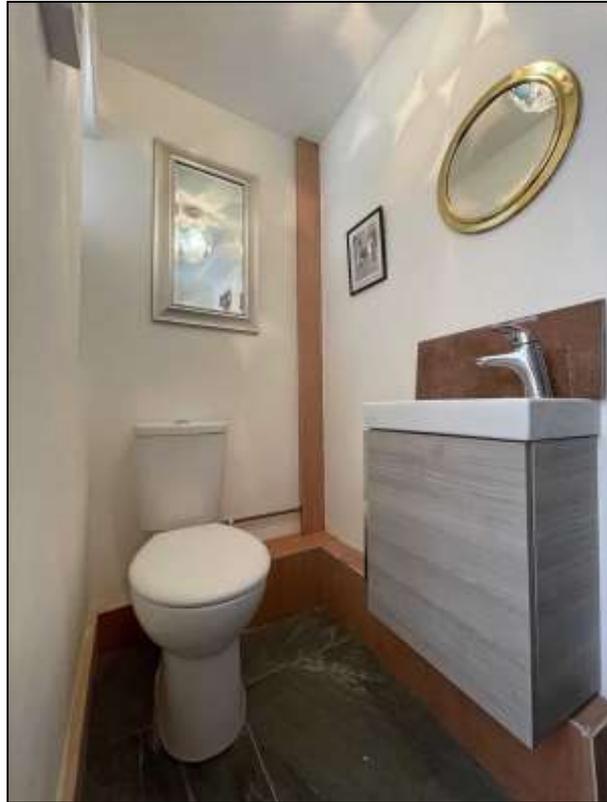
Dining Area

Double glazed, timber framed bi-fold doors open out completely to access the courtyard. Space for a table and chairs. High angled ceiling with inset directional LED lights. A panelled wooden door leads into the cloakroom WC/ utility space.



Cloakroom WC/ Utility Area

A useful space which doubles as additional storage and has plumbing in place for a washing machine. Fitted with a white suite of push button flush WC and vanity unit with a top mounted basin and corner mixer tap along with a tiled splashback. Frosted internal window. Tiled floor to match the kitchen diner.



Enclosed Courtyard max 6.05m (19'10") x 5.03m (16'6")

A hidden bonus in the heart of Peel! Fully enclosed with planted raised beds and fencing to one wall and walls to the remaining two sides, one being of Peel sandstone and providing colour and interest. Flag stone effect flooring. Wall mounted uplighters. Cold water point.



FIRST FLOOR

Landing

A uPVC window with a wood effect blind provides additional light and ventilation. Access to the loft which houses the 'Worcester' gas fired combi boiler. Power points. Smoke detector.



Bedroom 1 5.41m (17'9") max into alcoves x 2.72m (8'11")

A superb full width room which was originally a double and a single. Ample space for a 'King size' bed, wardrobes and drawers. Two uPVC sash style windows with fitted blinds. Centre ceiling light/ fan. TV point.



Bedroom 1 pic 3



Wet Room Bathroom max 3.28m (10'9") x 1.85m (6'1")

A smart and well planned 'wet room' with underfloor heating and matching wall/ floor tiles. The white suite comprises deep bath with a wall mounted tap to one end, push button flush WC and a wall hung vanity unit with drawers, top mounted basin, mixer tap and a steam free mirror above complete with LED light and digital clock. Large walk in shower area with a fully plumbed overhead rain shower and hand held spray with an adjacent ladder style radiator/ towel warmer. Recessed shelving. Natural light via a 'light tunnel'. Additional recessed LED's. 'Xpelair' extractor.



Bedroom 2 3.28m (10'9") x 2.51m (8'3")

A more recent addition to the property, a double room with a sloping ceiling to the rear elevation. Fitted 'Velux' window with an integral blind. Recessed, directional LED's. Space for drawers and a bedside table. TV point.



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

Inclusions Fitted carpets and floor coverings.

Tenure Freehold

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

Viewings Strictly by appointment with Quayles Online Estate Agency.

NOTES:

FLOOR PLANS

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

While 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.
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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.



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