

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






AVOCA, OLD LAXEY HILL LAXEY

£259,950

- Charming & tastefully refurbished double fronted cottage
- Located a stone's throw from harbour & beachfront
- Pub, restaurant & seaside coffee shop just around the corner
- Delightful lounge / family room
- Stunning dining kitchen with integral appliances
- 2 Bedrooms with feature exposed beams
- Luxurious shower room
- Lovely low maintenance side & rear garden
- Gas central heating / Upvc double glazed throughout
- Vacant possession and no onward chain
- Internal inspection highly advised

Key Features

- 2 
- 1 
- 2 

Full Description

Looking for a charming cottage by the sea, well this ones for you. Carter Moon are delighted with the opportunity to introduce to the market this recently fully refurbished property that offers deceptively spacious bright & airy accommodation throughout which comprises of a good sized lounge / sitting room, fabulous well fitted breakfast kitchen (Integrated appliances) 2 bedrooms with exposed stressed beams & modern luxurious shower room. Property runs on gas fired central heating (New boiler) & is fully uPVC double glazed (Characterful sash windows) Outside to the rear & side of the house there is a private low maintenance paved garden. Ideally located across the road from Laxey harbour & seafront. As the listing agent I would highly recommend an internal visit.

Full details & measurements are as follows -

Ground floor.

Pathway leading to front entrance with night light. Attractive uPVC front door leading to -
ENTRANCE HALL.

Laminate flooring. Ceiling down lighting. Smoke alarm. Staircase to upper floor.

FAMILY / SITTING ROOM (14ft 4 - 8ft 3)

Delightful cosy room with dual aspect windows that provides plenty of natural light. Chrome finish power points. TV/SA connection. Twin wall lights. Recessed fire place with inset coal effect electric stove. Attractive laminated flooring.

BREAKFAST KITCHEN (15ft 6 - 10ft 11)

Lovely kitchen that's fitted with a good range of wooden fronted base, wall & drawer units. Tiled splash backs. Attractive tile effect flooring. Cleverly designed utility & boiler cupboard. Central recessed fireplace with inset electric log effect stove (Timber mantle) Integrated fridge / freezer, dishwasher & washing machine. Generous Granite effect work surfaces.

Delightful Belfast sink with chrome classical tap & drainer. Multiple ceiling down lighting. Rear porch.

First floor -

LANDING.

Bright & airy landing area with stressed exposed timber beams. Rear window for natural light. Double radiator. Power points.

BEDROOM 1 (12ft 8 - 12ft 6)

Superb sized bedroom with high ceilings & ample space for stand alone furnishings. Feature exposed stressed timber beams. Attractive laminate flooring. Multiple down lighting & power points. Dimmer switch. TV connection. Built-in storage cupboard.

BEDROOM 2 (11ft 8 - 8ft)

Again charming cosy room with feature exposed timber beams. Dual aspect windows for natural light. Loft access. Multiple brushed chrome power points.

SHOWER ROOM (7ft 2 - 4ft 3)

Fitted with a modern luxurious suite comprising double shower with chrome shower head & attachments, basin unit with waterfall tap / soft closing drawer unit & low flush toilet. Chrome heated towel rail. Attractive tiled walls. Ceiling down lighting. Rustic exposed timber beams. Laminate flooring. Glazed window for plenty of natural light.

OUTSIDE -

Front forecourt area. Wall mounted post box.

To the rear of the house there is a tranquil low maintenance paved garden with high Manx stone walls (Good privacy & sun trap) Fitted trellis. Storage shed. External light & tap connection. Access gate.





Tenure	Freehold
Floor Area	
Directions	Heading out of Onchan village in the direction of Laxey along the (A 2) Proceed through the village of Baldrine staying on the A 2 & upon entering Laxey, passing Church Road & the Fairy Bridge filling station on your right, take the next immediate right hand turn right down Old Laxey Hill to the bottom where this delightful cottage can be clearly identified on the left hand side opposite the old post office.
Viewings	All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624 - 626123 or email on info@cartermoon.com
Services	All main services connected. Gas fired central heating / uPVC double glazed throughout (Sash windows)
Rateable value	For all up to date rates figures please call the department on 01624 - 685661.
Possession	Vacant possession. Freehold.
Inclusions	All floor coverings, blinds & light fittings.
Please note	Works done by current vendor. + Repainted & Re-rendered. + Newly installed double radiators. + New gas fired boiler + 2yr old roof. + CAT 6 wiring. + Re-plumbed & re-wired.