



Well presented modern family home in Peel. Highly desirable residential location within easy reach of the local schools, swimming pool, promenade and beach. The property comprises of three bedrooms and family bathroom. The property has been fully re-painted. Newly fitted carpets and vinyl throughout. No onward chain. Early viewing is must!





LOCATION

From St Johns drive West along the A1 into Peel. Turn right onto Albany Road then right again onto the Derby Road. Take the next left onto Derby Drive and the property can be found on the left hand side, clearly identified by our For Sale Board.

ENTRANCE

Part glazed entrance door. Outside lighting.

HALL

Stairs to first floor. Coved ceiling. Radiator. Carpeted floor.

LOUNGE

16' 1" x 12' 10" (4.9m x 3.9m)

Wooden fireplace surround with marble effect hearth and electric stove. Hardwood effect uPVC double glazed window to front aspect. 2 radiators. Television and Satellite points. Multiple plug sockets. Coved ceiling. Newly carpeted floor. Understairs storage cupboard. Glazed French doors to

KITCHEN/DINING ROOM

14' 9" x 11' 6" (4.5m x 3.5m)

Fitted with a good range of units to base and eye level with drawers. Laminate worktop surfaces with tiled splashback. Stainless steel single sink unit with mixer tap. Integrated electric oven and grill with 4 ring hob. Extractor hood over. Space for dishwasher. uPVC double glazed window to rear aspect. Multiple plug sockets. Coved ceiling. New laminate flooring to kitchen. Dining room has new carpet with wood panelled ceiling. uPVC double glazed french doors to rear garden.

UTILITY

9' 10" x 6' 7" (3.0m x 2.0m)

Coved ceiling. Laminate flooring. uPVC double glazed window to rear aspect. Wooden door to

rear garden. Worcester oil fired central heating boiler. Space for washing machine, tumble dryer, fridge and freezer. Multiple plug sockets. Door to

INTEGRATED GARAGE

15' 9" x 9' 10" (4.8m x 3m)

Up and over door. Power and lighting. Multiple plug sockets. Loft hatch.

FIRST FLOOR: LANDING

uPVC double glazed window to side aspect. Radiator. Loft hatch. Coved ceiling. Narrow shelved cupboard. Carpeted floor.

FAMILY BATHROOM

6' 11" x 5' 7" (2.1m x 1.7m)

Three piece white suite comprising pedestal wash hand basin, WC and panelled bath with shower over with screen. Part tiled walls. Laminate floor. Coved ceiling. uPVC opaque double glazed window to rear aspect.

BEDROOM 2

10' 2" x 9' 10" (3.1m x 3m)

uPVC double glazed window to rear aspect. Coved ceiling. Multiple plug sockets. Radiator. Carpeted floor.

BEDROOM 1

13' 9" x 9' 10" (4.2m x 3m)

uPVC double glazed windows to side and front aspect. Coved ceiling. Multiple plug sockets. Radiator. Carpeted floor.

BEDROOM 3

6' 3" x 5' 11" (1.9m x 1.8m)

uPVC double glazed window to front aspect. Coved ceiling. Multiple plug sockets. Radiator. Carpeted floor. Storage cupboard with hanging rail and shelf.

OUTSIDE

FRONT: To the front is block paved driveway providing off road parking. Lawn area. Path leads to rear garden. REAR: Enclosed rear garden mainly laid to lawn. Wooden fence boundary.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







Since 1854

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