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6 Christian Avenue, Kirk Michael, IM6 1EQ
Asking Price £490,000

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Stunning Potten designed constructed home. The four bedroom detached family home is located in a popular residential location in the heart of Kirk Michael within a cul-de-sac, enjoying an enviable position with views of Slieau Curn, Slieau Dhoo, Slieau Freoaghane, Sartfell and distant sea views to the rear. Situated within walking distance to the local shops, school and beach. This gorgeous home offers an elegant entrance hall, cloakroom (WC), office (potential bedroom), beautiful spacious lounge, a fantastic open plan kitchen/breakfast room and utility room. On the first floor, there are four bedrooms, en suite shower room to the master bedroom with a private balcony offering sublime views and separate family bathroom. Outside offers a good sized rear lawned garden with a range of established shrubs and seating area. Viewing is absolutely essential to fully appreciate the size and quality of this lovely family home! No onward chain.



LOCATION

From Ballacrairie head North along the TT course and into Kirk Michael, passing the Primary School and Mitre Pub on the right. Continue through the village and Christian Avenue can be found on the left hand side.

ENTRANCE

Solid wooden door with stained glass. Karndean flooring.

ENTRANCE HALLWAY

Stairs to first floor. Karndean flooring. Understairs storage. Radiator.

CLOAKROOM 18' 4" x 12' 2" (5.6m x 3.7m)

WC and pedestal wash hand basin. Opaque window to side aspect. Karndean flooring. Radiator. Meter box.

BEDROOM/OFFICE

11' 2" x 10' 6" (3.4m x 3.2m)

Window to front aspect. Carpeted floor. Multiple plug sockets. Radiator. Television and Satellite points.

LOUNGE 31' 6" x 22' 4" (9.6m x 6.8m)

Triple aspect. Carpeted floor. 3 radiators. Multiple plug sockets. Television and Satellite points. Wooden beams. French doors leading to rear garden.

KITCHEN 21' 8" x 14' 9" (6.6m x 4.5m)

Excellent range of solid wood fitted units and drawers with Corrian worktops. Ceramic 1 1/2 bowl sink with drainer and mixer tap. Integrated oven and grill with 4 ring induction hob with extractor over. Multiple plug sockets. 3 large windows to rear aspect. 2 ceiling lights. Space for fridge and freezer. Radiator. Cushioned flooring. Boulter oil fired central heating boiler.

UTILITY ROOM 11' 2" x 7' 3" (3.4m x 2.2m)

Plumbed for washing machine and dryer. Radiator. Solid wooden door to rear garden. Cushioned flooring. Multiple plug sockets. Large storage cupboard.

FIRST FLOOR: GALLERIED LANDING

Window incorporating views to Slieau Curn, Slieau Dhoo, Slieau Freoaghane and Sartfell. Radiator. Airing cupboard. Carpeted floor. 3 ceiling lights. Loft hatch. Multiple plug sockets.

MASTER BEDROOM

14' 1" x 13' 9" (4.3m x 4.2m)

Double doors to balcony incorporating country, sea views and north west facing stunning sunsets. Window to side aspect. Radiator. Carpeted floor. Multiple plug sockets. Ceiling light. Wooden beams.

ENSUITE SHOWER ROOM

Enclosed fully tiled corner shower. Pedestal wash hand basin and WC. Sash window to rear aspect. Cushioned flooring. Heated towel rail. Wooden beams. Extractor fan.

BEDROOM 2 12' 10" x 12' 6" (3.9m x 3.8m)

Double windows to front aspect. Radiator. Multiple plug sockets. Carpeted flooring. Wooden beams. Walk-in wardrobe (2.5m x 1.2m) Radiator.

BEDROOM 4 11' 6" x 6' 3" (3.5m x 1.9m)

Double window to rear aspect. Radiator. Multiple plug sockets. Carpeted floor. Telephone and Satellite points. Wooden beams. Ceiling light.

BEDROOM 3 11' 6" x 11' 2" (3.5m x 3.4m)

Double windows to rear aspect. Radiator. Multiple plug sockets. Carpeted floor. Telephone and Satellite points. Wooden beams. Ceiling light.

FAMILY BATHROOM

Panelled bath, pedestal wash hand basin and WC. Vinyl flooring. Radiator. Extractor fan. Ceiling light. Sash window to front aspect. Wooden beam.

OUTSIDE

FRONT: Mainly laid to lawn. Small gravel area with ample parking.

REAR: Laid to lawn with Lilac and Elderberry trees. Partly walled 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

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