



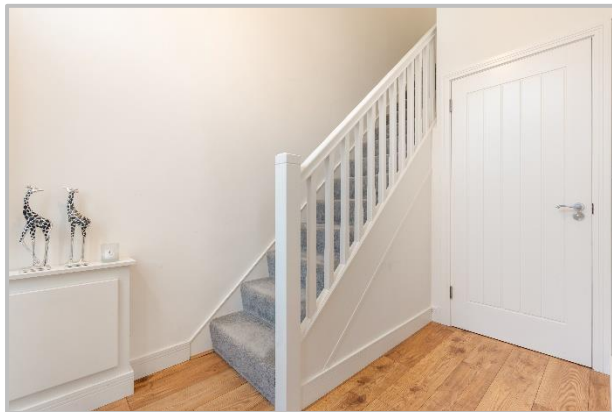
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12 May Hill, Ramsey, IM82HJ
Asking Price £425,000

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No. 12 May Hill is a beautifully stylish Victorian-style townhouse and a superb example of a new build designed for modern family living. Ideally placed within easy reach of the local primary and secondary schools as well as the amenities of Ramsey town centre, this home combines classic charm with contemporary specification. Built to a high standard throughout, it offers excellent thermal efficiency and comes with the remaining of a 10-year new home warranty for peace of mind. Ground floor: welcoming reception hallway; WC with a luxurious traditional-style suite; stunning open-plan living and dining kitchen with a feature bay window making the space bright and inviting. First and second floors: four delightful double bedrooms; a shower room; and an attractive family bathroom. Outside: low-maintenance front garden and two block-paved parking spaces to the rear. Viewing strongly recommended to appreciate this fine home.



LOCATION

From Parliament Square in Ramsey proceed south past the Bus Station and up May Hill towards the Mountain Road. The property can be found on the right hand side.

ENTRANCE HALLWAY

9' 2" x 6' 3" (2.8m x 1.9m)

WC

5' 11" x 3' 11" (1.8m x 1.2m)

OPEN PLAN

LOUNGE/DINER/KITCHEN

LOUNGE AREA

10' 10" x 27' 11" (3.3m x 8.5m)

DINING AREA

6' 11" x 9' 2" (2.1m x 2.8m)

KITCHEN AREA

6' 7" x 10' 10" (2m x 3.3m)

FIRST FLOOR: LANDING

FAMILY BATHROOM

5' 7" x 7' 7" (1.7m x 2.3m)

BEDROOM

12' 6" x 10' 2" (3.8m x 3.1m)

BEDROOM

24' 3" x 13' 5" (7.4m x 4.1m)

SECOND FLOOR: LANDING

SHOWER ROOM

6' 11" x 7' 7" (2.1m x 2.3m)

BEDROOM

9' 6" x 12' 6" (2.9m x 3.8m)

BEDROOM

17' 9" x 15' 1" (5.4m x 4.6m)

OUTSIDE

Dwarf wall to front boundary with low maintenance Astroturf. Path to front door. Hedges are to be planted to provide privacy. Rear access to paved parking spaces.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

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

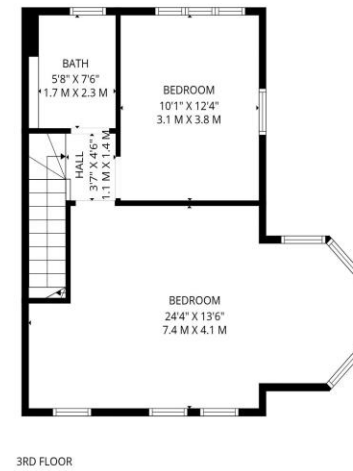
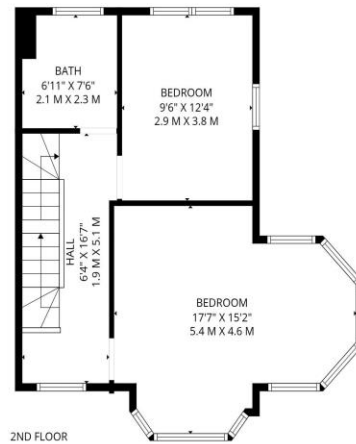
POSSESSION

On completion. 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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TOTAL: 1492 sq. ft, 138 m2

1st floor: 500 sq. ft, 46 m2, 2nd floor: 500 sq. ft, 46 m2, 3rd floor: 492 sq. ft, 46 m2

EXCLUDED AREAS: LOW CEILING: 10 sq. ft, 1 m2, WALLS: 129 sq. ft, 12 m2



Since 1854

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