

ASKING PRICE

£329,950

THE DETAILS

3 1 1



15 Auldyn Walk

Ramsey

£329,950

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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15 Auldyn Walk, Ramsey













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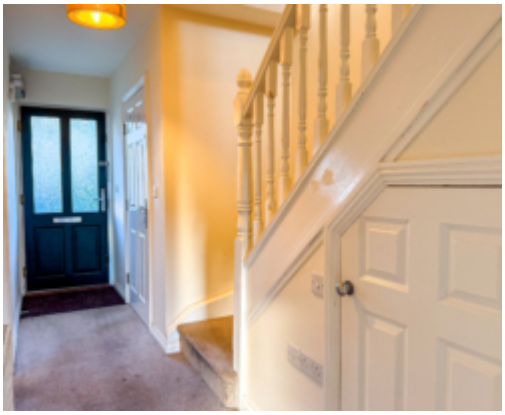
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THE DESCRIPTION

- Modern end-of-terrace home in Ramsey
- Within walking distance of local primary and secondary schools
- Conveniently located close to Ramsey town centre
- Private off-street parking for up to three vehicles
- Spacious Entrance Hall, Downstairs WC
- Modern Kitchen/Diner, Lounge
- 3 good-sized Bedrooms, Family Bathroom
- Large, private rear garden
- uPVC double glazing throughout, Gas-fired central heating

THE PROPERTY

BGC are delighted to offer 15 Auldyn Walk to the market. This modern three-bedroom end-of-terrace home is situated within a sought-after residential area of Ramsey and benefits from private off-street parking for three vehicles, a fully enclosed rear garden and spacious accommodation throughout.

The property is approached via a lawned front garden, with a footpath leading to the main entrance. The spacious entrance hall benefits from a built-in understairs storage cupboard and carpeted staircase leading to the first floor. Off the entrance hall is a downstairs WC, fitted with a corner wash hand basin, WC and frosted uPVC double-glazed window. Also off the entrance hall is the modern kitchen/diner, fitted with a range of wood-effect wall and base units with contemporary chrome handles and laminate worktops. There is a stainless steel sink and drainer, four-ring gas hob, electric oven with overhead extractor, together with space and plumbing for a washing machine and space for a full-height fridge/freezer. The wall-mounted gas combination boiler is also housed within the kitchen. Completing the ground floor accommodation is the spacious lounge, situated to the rear of the property. This excellent reception room benefits from a uPVC double-glazed window and French patio doors, providing direct access onto the rear garden.

Taking the staircase to the first floor, the landing benefits from a built-in airing cupboard and loft hatch providing access to the roof space. There are three bedrooms, two of which are excellent-sized double rooms. Bedroom one is situated to the front of the property, with bedroom two overlooking the rear garden. Bedroom three is a good-sized single room, also positioned to the front, and benefits from a built-in storage cupboard. All bedrooms benefit from uPVC double glazing. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and WC, together with a frosted uPVC double-glazed window.

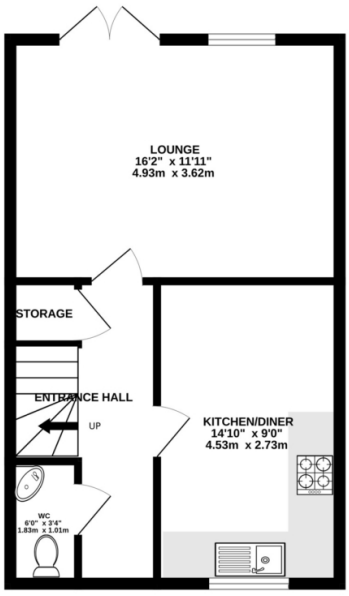
Externally, to the rear of the property is an excellent-sized, fully lawned garden, enclosed by timber fencing to all sides. A gate provides convenient access directly from the off-street parking area. The garden enjoys a particularly private setting, with no neighbouring property directly to the rear, creating a pleasant open outlook.

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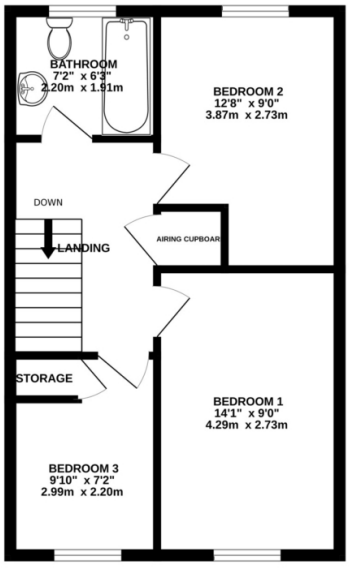
15 Auldyn Walk, Ramsey

FLOORPLAN

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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