

BALLACLOAN LODGE, WINDSOR MOUNT, RAMSEY, IM8 3DZ

Built in the 2004 this 3 Bedroom End Terrace Property boasts South West Facing Gardens. Off Road Parking for 2 Vehicles. Ideal For First Time Buyers.

For Sale - £255,000

PROPERTY SUMMARY

Price: £255,000

Type: Terraced

Status: For Sale

Area: NORTH,
Ramsey

Bedrooms: 3

Reception Rooms: 2

Bathrooms: 2

FULL DESCRIPTION

BALLACLOAN LODGE, WINDSOR MOUNT, RAMSEY, IM8 3DZ

BALLACLOAN LODGE
(3 bedroom, 2 bathroom home)

Currently not tenanted but has achieved a yield of £get figure per Calendar

Hallway

bright and spacious Hall with stairs leading to the upper floors. Large storage cupboard floors finished with timber floor finishes throughout.

Cloaks / WC (approx. 9'00 x 3'00)

A spacious cloaks room comprising of a WC and half round sink with hot and cold mixer tap. Floors carpeted.

Lounge (approx. 17'00 x 27'00)

A well proportioned lounge with a large circular bay window offering stunning lakeside and mountain scape views. High level ceiling. Floors finished with timber floor coverings. An opening leads into:-

Dining Room (approx. 12'00 x 12'00)

A good size dining room which would easily accommodate a six seat dining table. High level ceiling. Glazing offers endless views around the sea and landscape. Floors finished with oak engineered effect timber flooring throughout.

Kitchen (approx. 10'00 x 12'00)

A well equipped modern farmhouse style kitchen comprising of cream floor, wall and drawer units and granite effect roll top worksurfaces. Stainless steel sink and half with separate drainer. Integrated appliances comprise of electric 4 ring hob with extract over, combination oven and grill, space for all appliances. Floors finished with timber floor coverings.

Utility / Boiler Room (approx. 14'00 x 6'00)

A spacious room which houses the gas fired boiler. Large work surface area with space for appliances under.

FIRST FLOOR

Bedroom 1 (approx. 11'00 x 17'00)

A spacious double bedroom with high level ceilings. Large double doors providing access onto the large circular balcony which offers views upto the mountains and over the Mooragh Park. Floors fully carpeted.

Bedroom 2 (approx. 12'00 x 12'00)

A bright double bedroom with high level ceilings. Large windows offering views up to the surrounding hillside. Floors fully carpeted

AT A GLANCE

Type:	Terraced
Status:	For Sale
Price:	£255,000
Area:	NORTH, Ramsey

INSIDE

Bedrooms:	3
Reception Rooms:	2
Bathrooms:	2
En-suite:	1
Windows:	Double Glazed
Heating:	Gas Central Heating
Furnished:	No

OUTSIDE

Garage:	
Front Garden:	Lawned
Rear Garden:	Lawned
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



Daniel Buxton - 07624 415436

Cowley Groves Ramsey

Landline: 01624 812823

Email: dbuxton@cowleygroves.com

En-suite Bathroom (approx. 7'00 x 6'00)

Comprising of a bath with shower over, half round sink with mirror over, WC. Walls fully tiled. Floors finished with vinyl timber effect floor coverings.

Bedroom 3 (approx. 13'00 x 8'00)

A single bedroom with high level ceiling. Large windows offering views over the football pitch. Floors fully carpeted

Bathroom (approx. 14'00 x 6'00)

Comprising of a bath with shower over. Half round sink with mirror over and WC. Walls fully tiled. Floors finished with vinyl floor coverings.

Services

All main services are connected. Oil fired central heating.

Rates

£1233.94 (incl Water Rates 2018)

Directions

From Ramsey travel north towards Bowring Road. Straight after the Stone Bridge take the right turn into North Shore Road, continue along the road and take the left turn immediately after Ballacloan Football grounds. Take the next left turn where Ballacloan House can be found on your left hand side clearly identified by our For Sale board.

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Possession

Vacant possession will be given on completion by arrangement.

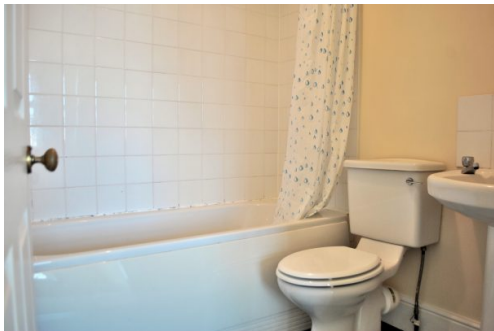
Viewing

Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves:
Please contact our Ramsey office on 01624 812823 or email us on
ramsey@cowleygroves.com

GALLERY

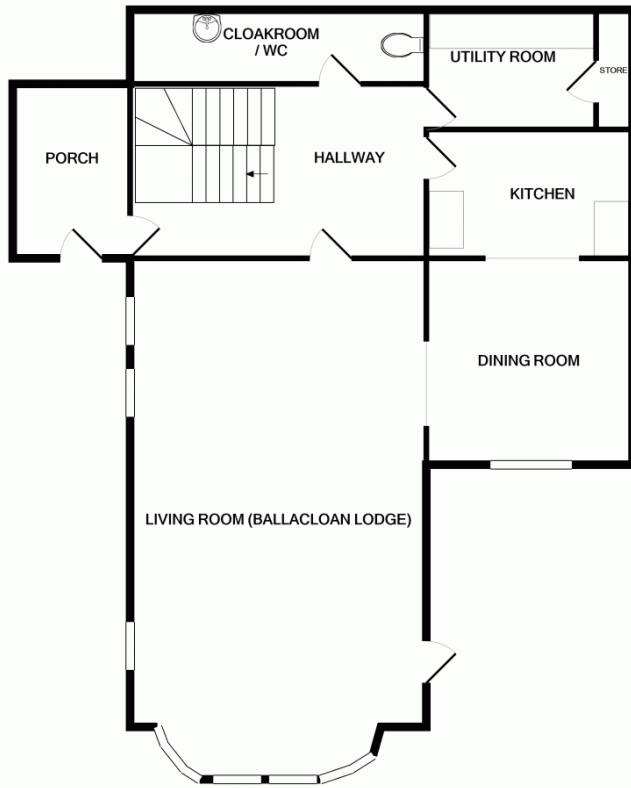
BALLACLOAN LODGE, WINDSOR MOUNT, RAMSEY, IM8 3DZ





FLOORPLANS

BALLACLOAN LODGE, WINDSOR MOUNT, RAMSEY, IM8 3DZ



GROUND FLOOR
APPROX. FLOOR
AREA 1116 SQ.FT.
(103.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1967 SQ.FT. (182.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



1ST FLOOR
APPROX. FLOOR
AREA 851 SQ.FT.
(79.0 SQ.M.)