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THE WISE MOVE

01624 662820

Hillview,
Ballaquane Road, Peel
£725,000

An Attractive 4 Bed 3 Bathroom Family Home
Located in A Quiet Residential Area
With Beautiful Views of Corrins Folley To The Rear.
A Short Stroll To Peel Headlands with its Beautiful Views Over Peel Bay and All The Local Amenities.

Stunning 30 Foot Porcelain Tiled Hallway Leads To A Spacious, Light, Modern Open Plan, Kitchen, Lounge, Dining Room, Boasting Solid Wood Floors and Porcelain tiled Kitchen Floor.
Separate Snug/TV Room, Utility Room and Down Stairs WC
Large Garage, Paved Driveway with Parking For Several Cars
Wood Sash Double Glazing Throughout
Oil Fired Under Floor Heating Throughout
Solar Panels effective Through The Summer Months
The Property is Approximately 6 years Old

****Viewing's Highly Recommended To Appreciate The Location of This Property****

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

Stunning Entrance Hall With Porcelain Tiled Floor, Storage Cupboard and Wash Room Leads Into The Large Open Living Area

Lounge, Dining With Solid Wooden Floors Throughout and French Doors Into The Garden Offers The Perfect Open Plan Living Space Whilst Remaining Warm and Cosy

Beautiful Modern Kitchen With Porcelain Tiled Floor, Built In NEFF Double Oven, Induction Hob, Dishwasher, Fridge and Freezer, Over Looks The Dining Area With Distant Views Out To Peel Hill. Utility Room Off the Kitchen Plumbed For Washing Machine

Upstairs Provides Light and Cosy, Single Bedroom, Double Bedroom and a Further Double Bedroom with En Suite Shower Room. All With Views Out Towards The Hills And Family Bathroom

Master Bedroom With Beautiful Fitted Mirrored Wardrobes, En-Suite Bathroom, Fully Tiled with Double Shower Unit, Sink, Toilet and Heated Towel Rail

Gravel Driveway Off the Road Leads You To Paved Parking Area and the Entrance of The Property With A South Facing Garden Offering Privacy To Enjoy The Distant Views Out Over To The Hills, Whilst The Patio Area Offers Indoor-Outdoor Entertainment.

Directions: Travelling up Derby Road Pass Shopright, Peel Clothworkers and The Camp Site, After The Round About Take The First Left Onto Ballaquane Road, Turn Left at The Second Round About. The Property Is the Second Property On The Left hand side and Shares the Access Drive With The Turrets and Can Be Clearly Identified by Our For Sale Sign,

Rateable value: £232 **Rates payable:** £1851.76 (Inc Water Rates)

Inclusions: to be confirmed **Services:** All Mains Services Connected

1ST FLOOR
APPROX. FLOOR
AREA 1030 SQ.FT.
(95.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1348 SQ.FT.
(125.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2378 SQ.FT. (220.9 SQ.M.)

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