



## 33 New Road, Laxey, Isle of Man. IM4 7BG

Spacious end terraced property in the heart of Laxey village requiring some remedial work and modernisation.



**£350,000 Freehold**

## PROPERTY DESCRIPTION

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**ACCOMODATION** This spacious four story end terrace home benefits from being in the heart of Laxey Village. Close to shops, pubs and restaurants. In addition Laxey Harbour and the popular Laxey beach can be found just a 10 minute walk away.

The property has been priced to allow for some remedial work and modernisation but has the potential to create a substantial family home in a desirable village location.

The accommodation on the ground floor briefly comprises of Family room leading through to a spacious lounge with access to the lower and upper floors.

Lower ground floor comprises of dining room, WC, fitted kitchen leading on to the lawned rear garden and utility room.

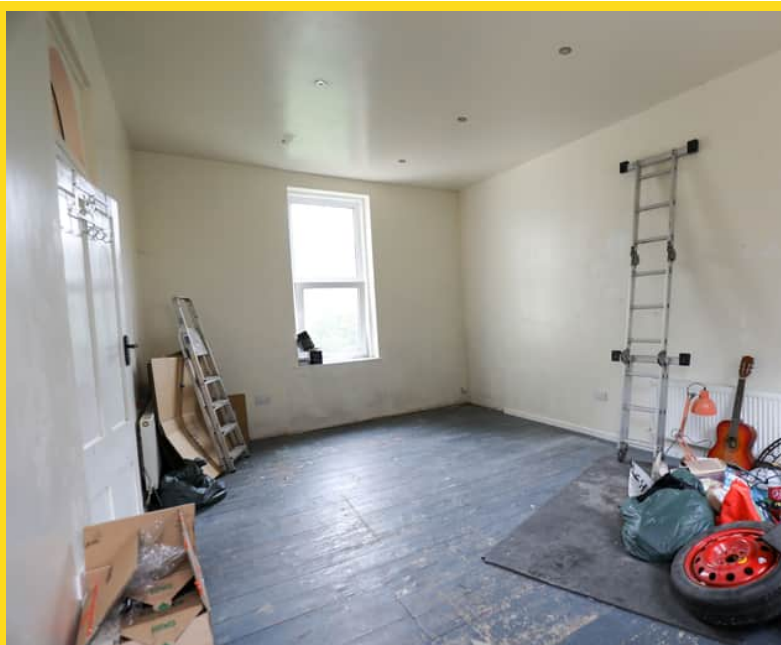
On the first floor there are two double bedrooms and bathroom.

two further double bedrooms can be found on the second floor of the property.

## FEATURES

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- End Terrace Family Home
- Popular Village Location
- Requires some Remedial Work and Modernisation
- Family Room, plus Spacious Lounge
- Fitted Breakfast Kitchen plus Dining Room
- 4 Double Bedrooms plus Bathroom
- Lawned Garden to Rear
- No onward chain





## Property Images

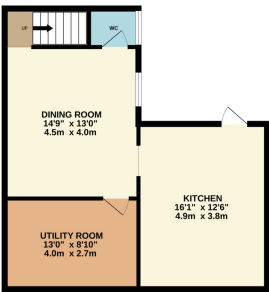
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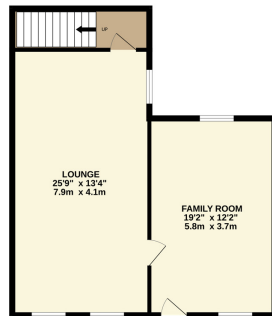
# FLOORPLAN



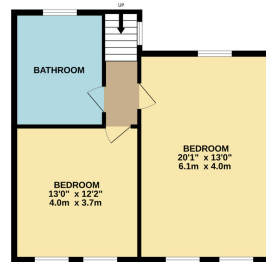
LOWER GROUND FLOOR  
956 sq.ft. (87.7 sq.m.) approx.



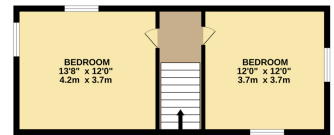
GROUND FLOOR  
690 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 2101 sq.ft. (195.2 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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