



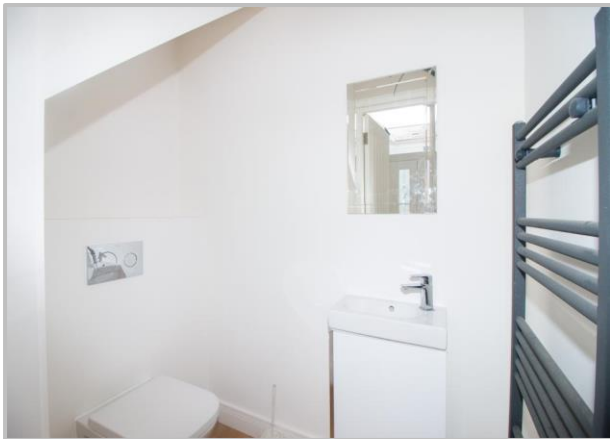
www.chrystals.co.im

12 May Hill, Ramsey, IM8
Asking Price £424,950

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No:12 May Hill is a beautifully Stylish new build home. Conveniently located within easy reach of the local primary school and secondary school as well as the various amenities of the town centre of Ramsey. This proud Victorian style townhouse offers deceptively spacious family accommodation in a sought after location. The property is built to a high specification throughout with quality fixtures and fittings along with high levels of thermal efficiency. The property benefits from a 10 year new home warranty for stress free living. The elegant accommodation comprises; welcoming reception hallway, (WC) with luxurious traditional style suite and stunning open-plan living and dining kitchen with feature bay windows. To the first and second floor of the property are four beautiful double bedrooms, shower room and an attractive family bathroom. There is a low maintenance front garden and 2 block paved parking spaces to the rear. Viewing strongly recommended to fully 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 5' 11" (2.8m x 1.8m)*

Anthracite composite door. Outside light. Consumer unit. Wood laminate flooring. Ceiling light. Stairs to upper floors. Fire alarm.

CLOAKROOM

Wall mounted vanity wash hand basin and WC with hidden cistern. Anthracite towel rail. Extractor fan. Wood laminate floor.

KITCHEN/LOUNGE/DINING AREA

27' 3" x 17' 1" (8.3m x 5.2m) max

LOUNGE AREA

Triple aspect. 2 bay windows with uPVC double glazing. Multiple plug sockets. Wood laminate flooring. LED downlights. 3 ceiling lights. 2 radiators. uPVC double glazed door to rear.

KITCHEN AREA *16' 1" x 10' 6" (4.9m x 3.2m)*

Excellent range of hand painted solid wood fitted base wall and drawers units with granite effect worktops. Incorporating 1 1/2 bowl sink with drainer and mixer tap. Integrated appliances include Lamona oven and grill with 4 ring hob with extractor. Lamona microwave and dishwasher. Integrated fridge freezer. Under

counter lighting. uPVC double glazed window to rear aspect. Baxi Assure gas boiler.

FIRST FLOOR: LANDING

2 ceiling lights. Radiator. Carpeted floor. Fire alarm. Multiple plug sockets. Thermostat control. Window to front aspect. Stairs to upper floor.

FAMILY BATHROOM

Modern white three piece suite comprising panelled bath with screen and rain head shower attachment. Vanity wash hand basin and WC with hidden cistern. Illuminated mirror. Anthracite heated towel rail. Fully tiled walls. Tiled floor. LED downlights. Extractor fan. Opaque uPVC double glazed window to rear aspect.

BEDROOM *11' 10" x 9' 2" (3.6m x 2.8m)*

Carpeted floor. Multiple plug sockets. Ceiling light. Radiator.

BEDROOM *19' 0" x 14' 9" (5.8m x 4.5m)*

2 uPVC double glazed bay windows with distant sea views and views towards Albert Tower. Carpeted floor. 2 ceiling lights. 2 radiators. Multiple plug sockets.

SECOND FLOOR: LANDING

Carpeted floor. Ceiling light. Fire alarm.

SHOWER ROOM

Modern white three piece suite comprising WC with hidden cistern, vanity wash hand basin and large walk-in shower with rain head attachment. Illuminated mirror. Anthracite heated towel rail. LED downlights. Extractor fan. Fully tiled walls. Tiled floor.

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. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment,

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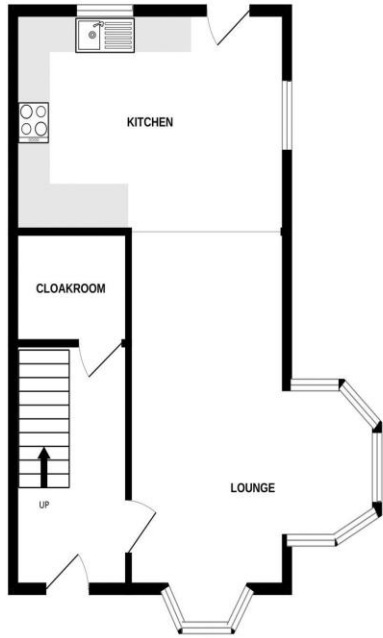


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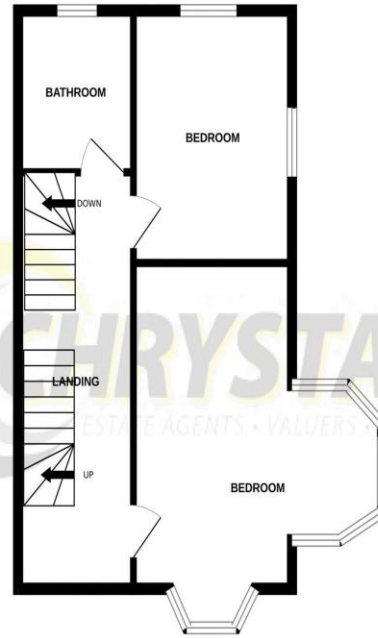




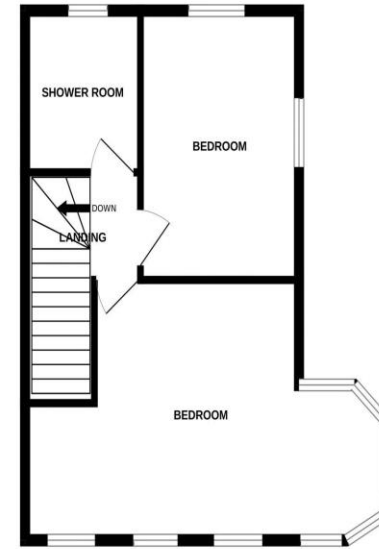
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



DOUGLAS
 31 Victoria Street
 Douglas IM1 2SE
 T. 01624 623778
 E. douglas@chrystals.co.im

PORT ERIN
 23 Station Road
 Port Erin IM9 6RA
 T. 01624 833903
 E. porterin@chrystals.co.im

COMMERCIAL
 Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
 Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.