



8 Westbourne Road, Ramsey
Isle Of Man

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Asking Price: £385,000



8 Westbourne Road

Ramsey, Isle Of Man

Tenure: Freehold

- A recently renovated townhouse situated in a central location.
- A perfect turnkey home, ideally suited to modern family living.
- Offering well proportioned accommodation arranged over three floors.
- A bright and inviting lounge with a good sized kitchen/dining/utility room.
- Downstairs WC.
- 4 double bedrooms, 2 ensuite shower rooms and additional family bathroom.
- New uPVC double glazing and new oil fired central heating system.
- Generous block-paved rear yard providing off-road parking.
- Extensively modernised throughout, with updated electrics, plumbing, external rendering and décor.
- No onward chain

Entrance Hall

uPVC front door. Double doors open into the kitchen/dining room, creating a welcoming and open feel. Useful downstairs storage area. Vinyl wood-effect flooring.

Lounge

A light and spacious lounge featuring an attractive bay window with large uPVC windows, allowing plenty of natural light. Television and satellite connection points.

Kitchen / Dining / Utility Room

A modern kitchen fitted with a range of cream-fronted wall and base units with complementary wood-effect worktops. Integrated appliances include a four-ring electric hob with stainless steel splashback and extractor hood over, together with an electric oven below. There is space for a freestanding fridge freezer. The adjoining utility area features matching worktops incorporating a 1 1/2 bowl sink and drainer, plumbing for a washing machine and space for a tumble dryer. A useful cupboard houses the electric meter and consumer unit. uPVC window and door providing access to the rear yard and parking area.

WC

Fitted with a WC and wash hand basin. Heated towel rail. Vinyl wood-effect flooring.

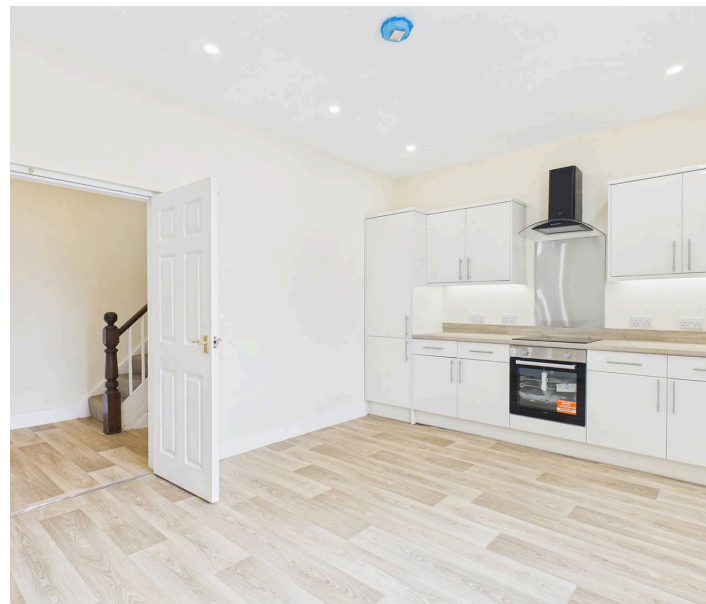
Landing

Bedroom 1

A generous double bedroom featuring triple uPVC windows which flood the room with natural light while enjoying views towards Albert Tower. Television point.

En-suite

Fitted with a WC, wash hand basin with storage cupboard below, and a corner shower cubicle with glass sliding doors and Mermaid-board surrounds. Heated towel rail, extractor fan, modern recessed downlighting, and vinyl wood-effect flooring.





Bedroom 2

A double bedroom with rear aspect.

En-suite

Fitted with a WC, wash hand basin with storage cupboard below, and a corner shower cubicle with glass sliding doors and Mermaid-board surrounds. Heated towel rail, extractor fan, modern recessed downlighting, and vinyl wood-effect flooring.

Landing

Bedroom 3

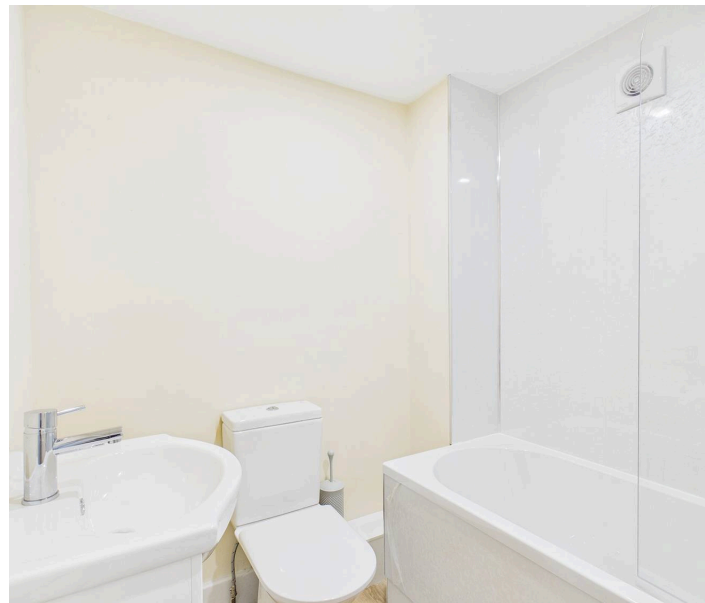
A double bedroom benefiting from a uPVC window and Velux roof window, allowing for excellent natural light and enjoying views towards Albert Tower. Television point, recessed downlighting and multiple power points.

Bedroom 4

A spacious and airy double bedroom enjoying pleasant views to the rear. Benefiting from both a uPVC window and Velux roof window, allowing plenty of natural light. Television and telephone points.

Bathroom

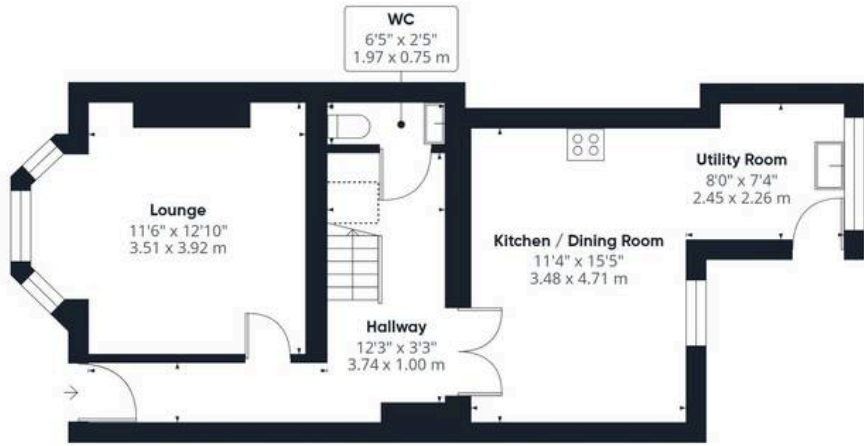
Fitted with a panelled bath with shower over, Mermaid-board surround and glazed shower screen, together with a WC and wash hand basin with storage cupboard below. Further features include a heated towel rail, extractor fan, loft access, recessed downlighting and vinyl wood-effect flooring.



GARDEN

Outside, the property benefits from an easy-to-maintain front patio area enclosed by a dwarf wall with gated access. To the rear, a generous block-paved patio provides valuable off-road parking and houses a newly installed oil tank and external boiler.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1429 ft²

132.6 m²

Reduced headroom

64 ft²

6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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