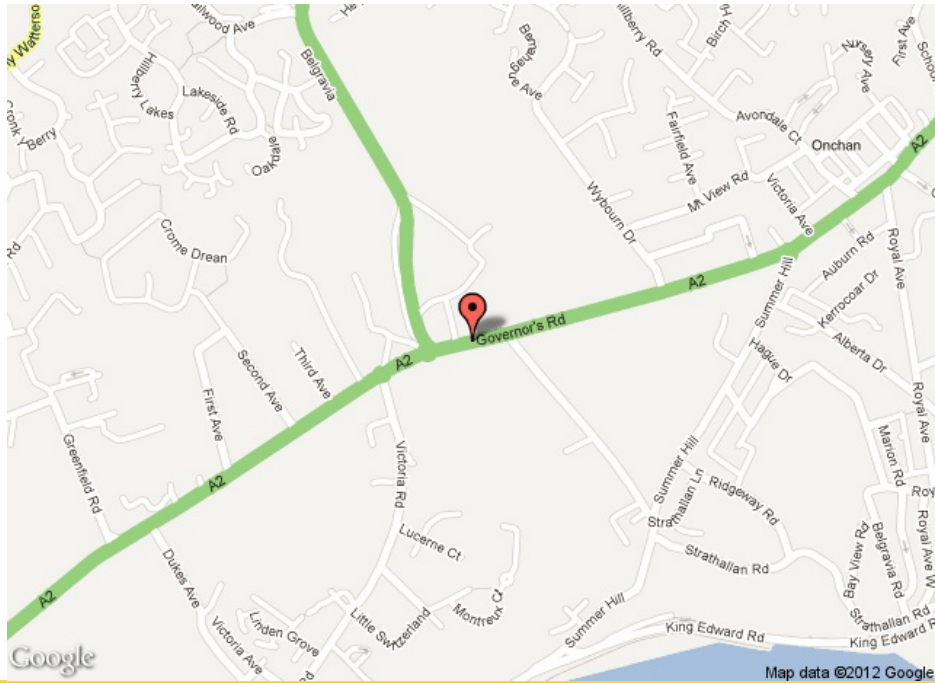


MAP VIEW



GALLERY





PROPERTY INFORMATION

Asking Price: **£295,000** Status: **For Sale**

Area:	Douglas, Isle of Man
Property Type:	Bungalow
Schools:	View nearby schools
Bedrooms:	3
Bath/Shower Rooms:	2
Receptions:	2
Garage/Parking:	Single garage and parking
Garden:	Yes
Garden Size:	Private gardens
Tenure:	Freehold
Rates:	£845
Rateable Value:	£188
Property Reference:	DR6810

An attractive detached bungalow quietly located in a small cul-de-sac yet convenient for all daily amenities. It affords comfortable and spacious accommodation and is worthy of a personal inspection.

Inside:

ENTRANCE HALL Telephone point. Loft access. Walk-in cloaks cupboard and shelved linen cupboard. Half glazed doors to:

LOUNGE/DINING AREA 22' 0 x 12' 9 (6.71m x 3.89m) Marble fire surround with granite hearth and Living Flame gas fire. Television point. Glazed doors to:

KITCHEN 12' 6 x 9' 6 (3.81m x 2.90m) White base cupboards and drawers with matching wall cupboards and laminate worktop surfaces. Single drainer one and half bowl stainless steel sink unit. Breakfast bar. Electric hob with extractor hood above and split level oven and grill below. Telephone point.

UTILITY 9' 3 x 5' 2 (2.82m x 1.57m) Base cupboards and drawers with laminate worktop surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Vented for tumble dryer. WC. Firebird Combination oil fired central heating boiler. Door to rear garden.

INNER HALL Built-in linen cupboard.

BEDROOM 1 12' 12 x 12' 7 (3.96m x 3.84m) Range of fitted wardrobes to one wall. Two double wardrobes. Television and telephone points.

EN-SUITE SHOWER ROOM Suite comprising: fully tiled shower cubicle, pedestal wash hand basin and wc. Extractor fan. Mirrored cabinet with light above. Built-in shelved linen cupboard.

BEDROOM 2 12' 7 x 11' 6 (3.84m x 3.51m) Television and telephone points.

BEDROOM 3 10' 6 x 9' 0 (3.20m x 2.74m) Telephone point.

BATHROOM Champagne suite comprising: panelled bath with mixer shower attachment. pedestal wash hand basin with electric shaver light above and WC. Extractor fan. Low voltage ceiling lights. Coved ceiling. Mirrored wall cabinet. Tiled walls.

N.B. The rear decking, steps and path are slippery, caution should be taken.

CONTACT CHRYSALS DOUGLAS



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Outside:

Paved driveway with parking for 2 cars.

Gravelled front with flower borders and shrubs.

Rear rockery with plants and shrubs. Large gravelled area. Raised flagged patio. Outside water tap.

ATTACHED SINGLE GARAGE 21' 10 x 12' 0 (6.65m x 3.66m) Up and over door.

Structure and Condition:

Built of cavity construction under a concrete tiled roof with rendered and painted elevations. uPVC double glazing.

Directions:

From the entrance of Governors Hill (Mountain Road end) proceed along Hailwood Avenue and turn left into Lakeside Road. Turn left again into Belgravia and at the mini-roundabout turn right. Follow the road down and around into the Laurels where there is a small cul-de-sac on the right. Turn left opposite the lake where No.22 is situated on the left hand corner.

Services:

Mains water, electricity and drainage installed. Oil fired central heating.

Possession Details:

Vacant possession on completion.

Additional Details:

Viewing is strictly by appointment through CHRYSTALS

Please inform us if you are unable to keep appointments.

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