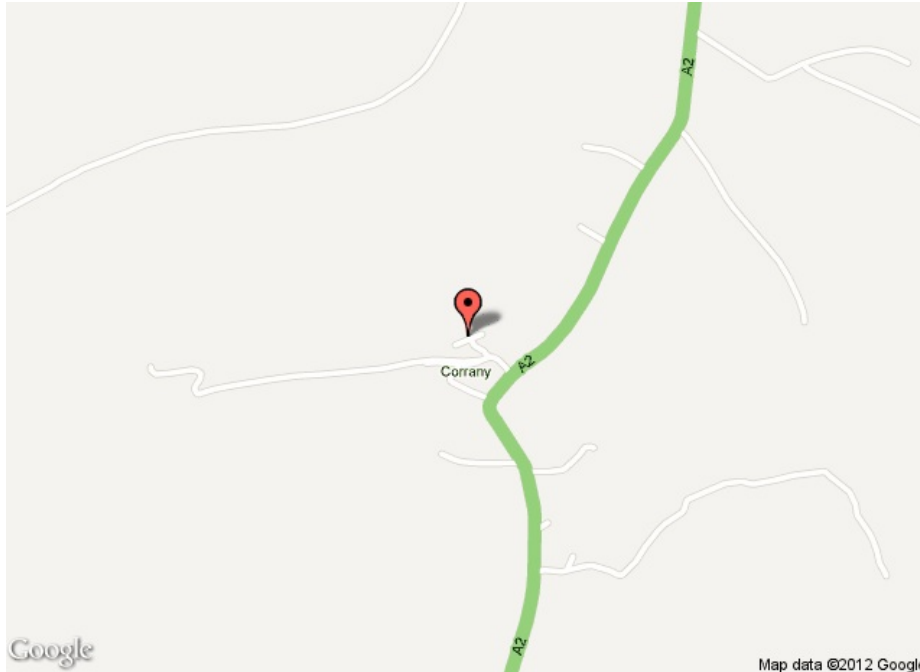


**MAP VIEW**



**GALLERY**





## PROPERTY INFORMATION

Asking Price: **£224,950** Status: **For Sale**

Area:	Maughold, Isle of Man
Property Type:	House
Schools:	<a href="#">View nearby schools</a>
Bedrooms:	3
Bath/Shower Rooms:	1
Receptions:	1
Garage/Parking:	Driveway for parking of 3-4 cars
Garden:	Yes
Garden Size:	Terraced garden to rear. Small garden to front
Tenure:	Freehold
Rates:	£406.64
Rateable Value:	£112
Property Reference:	R7188

A modern Semi Detached Family House in quiet rural area enjoying views over surrounding farmland and to North Barrule at the rear. Accommodation comprises: 1 Rec, Conservatory, Kitchen, 3 Beds and Bathroom/W.C. Gas central heating. Double glazed.

### Inside:

HALL: 5' 8 x 13' 3 (1.73m x 4.04m) Upvc wood effect front door. Radiator. 1 power point. Dado rail. Cloaks cupboard understairs. Telephone point.

KITCHEN: 9' 9 x 10' 0 (2.97m x 3.05m) Wall and base units with cupboards and drawers. Single

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 +44(0) 1624 812236

drainer stainless steel sink unit. Marble effect worktops. Radiator. 7 power points. Electric cooker point with filter above. Space for fridge freezer. Plumbed for washing machine. Tiled to work surfaces. Views to hills.

SITTING ROOM: 16' 0 x 14' 4 (4.88m x 4.37m) Baxi Bermuda gas fire with back boiler which serves radiators and hot water. Television and telephone points. 7 power points. Sliding Patio door to:

CONSERVATORY: 10' 0 x 7' 6 (3.05m x 2.29m) 2 power points. UPVC double glazed wood effect. Laminate wood flooring. Double doors to outside.

#### FIRST FLOOR

LANDING: Airing cupboard housing hot water cylinder. Access to roof space. 1 power point. Dado rail.

FRONT BEDROOM: 10' 0 x 9' 0 (3.05m x 2.74m) Radiator. Views over hills. Telephone point. 5 power points.

BATHROOM: Three piece suite comprising panelled bath with Mira electric shower. W.C. and wash hand basin. Fully tiled walls. Radiator. Wood floor.

BEDROOM: 10' 0 x 7' 9 (3.05m x 2.36m) Radiator. 5 power points. Television point. Views over North Barrule.

REAR BEDROOM: 8' 2 x 8' 0 (2.49m x 2.44m) Radiator. 2 power points. Fitted wardrobe. Views over North Barrule.

#### Outside:

Parking to driveway for 3-4 cars. Space for Garage or further extensions subject to planning permission. Front garden in lawn.

Rear garden terraced with lawns, hedges, shrubs. Paved patio area. 2 Sheds

#### Structure and Condition:

Cavity construction, rendered under tiled roof. Wood double glazed windows. UPVC wood effect front door.

#### Directions:

From Ramsey take the A2 Laxey Road and after approx. 3 miles turn right at the bottom of the Coron Hill and continue straight on into Cronk Cardle and the property is directly in front of you.

#### Services:

Mains water, electricity, gas and drainage installed. Gas 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.

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 or Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty whatever in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors. 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.