





SUMMARY

Double fronted 3 bed end of terraced property with integral garage in a prominent position at the entrance to a desirable cul de sac that is popular with families in central Castletown.

Pickard Close is located in the immediate proximity of the sea front and Victoria Road school. Within a short walk from the property is the town centre as well as local schools Castle Rushen and The Buchan, making this an attractive area for first time buyers, young families and investors.

On entering the property through the Porch is a full width and spacious Lounge area with a separate Dining Room and a modern and well presented Kitchen. Completing the ground floor there is Cloakroom with toilet and wash basin and access to the integral garage which benefits from power and lighting.

The upper floor provides three double bedrooms, two of which have very functional built in storage. A tiled Family Bathroom with three piece suite in white includes a shower over the bath.

Externally the property has a low maintenance theme. To the front is a concrete driveway leading to a single garage, providing off-road vehicle parking and a manageable front garden mainly laid to lawn with attractive borders. To the rear is a secure and fully fenced paved area with access to the front of the property by a full height gate.

The property has recently benefitted from an extensive improvement program with the owner making a significant investment into renovating the exterior of the property ensuring it is presented for sale in excellent order, both structurally and decoratively. Although offered on vacant possession, the property has been rented of late, achieving £995 per calendar month.



The current tenants have expressed an interest in extending their lease if the property is purchased by an investor.

ADDITIONAL INFORMATION

- Well presented property having been redecorated recently.
- Integral garage with front and side access, with power, light and window currently utilised as a Utility Room.
- uPVC Double Glazed throughout.
- Gas Combination Boiler, installed November 2018.
- Flat roof areas replaced in May 2021.
- Pitched roof batons replaced in February 2019, with new felt and dry verge system installed.
- All Soffits, fascias and guttering replaced also in February 2019.
- Fully treated exterior in 2021 including re-rendered with Wetherby render system, and repainted.
- Sought after location for young families, first-time buyers and investors.
- No Onward Chain.

DIRECTIONS

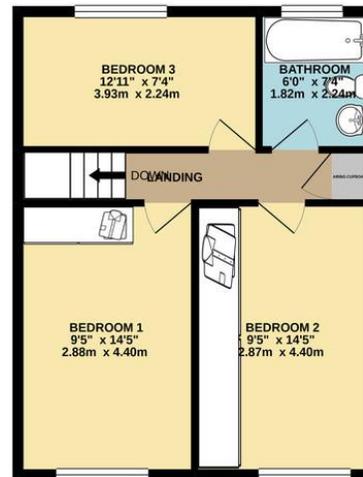
Travelling towards Castletown from the airport, take the second exit onto Douglas Street at the Janet's Corner roundabout. After 400 yards take the first turning onto the right onto Pickards Close, and number 13 is the first property on the right hand since identifiable by our 'Buy me' board.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 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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