





SUMMARY

Traditional semi-detached 3 bedroom family home benefiting from an extended kitchen and rear sun room. The property has a private rear garden with decking and driveway parking for 2 vehicles. It further benefits from being in a popular vantage point for the TT and MGP races and has no onward chain.

FEATURES

- Traditional Family Home
- 3 Bedrooms
- Extended Kitchen and Sun Room
- Lounge, Dining Room, Family Bathroom
- Driveway for 2 Vehicles
- Private Rear Garden
- Oil Central Heating
- uPVC Double Glazed
- Re-Roofed 2012
- Some Modernisation Required

DETAIL

Traditional semi-detached 3 bedroom family home benefiting from an extended kitchen and rear sun room. The property has a private rear garden with decking and driveway parking for 2 vehicles. It further benefits from being in a popular vantage point for the TT and MGP races. The property is in good general condition having been well maintained by the current owners including being re-roofed in 2012.

The property is entered through timber storm doors through a vestibule leading into the carpeted hallway giving access to the lounge, dining room and kitchen.

The lounge has a large box bay window, wood pattern laminate flooring and a feature fireplace with marble

hearth and timber surround. Double doors open into the adjacent dining room with matching flooring. A further set of double doors lead from the dining room into a uPVC double glazed sun room which extends out into the pleasant rear garden which is mainly laid to lawn with a timber shed and decked area. The kitchen is fully functional with fitted upper and lower storage units with laminate work surfaces above. Included in the sale are a washing machine, tumble dryer and free-standing gas oven and hob. A uPVC door gives access to the rear garden whilst a second uPVC door leads to the driveway. Warmth is provided to all rooms via radiators heated by a Worcester Greenstar Heatslave 18/25 oil fired boiler.

The upper floor is accessed via a carpeted stairway and has 3 bedrooms. The main double bedroom is carpeted and has a box bay window and fitted wardrobes. The second double bedroom is also carpeted and has fitted wardrobes. Bedroom 3 is a carpeted single room. The family bathroom is tiled to ceiling height and consists of a panel bath with shower attachment above and a glazed screen, wash hand basin and WC. The loft space has lighting and is accessed via a hatch in the hallway with an attached retractable ladder. The roof was renewed in 2012.

The property is priced to reflect a degree of modernisation and is sold with no onward chain.



DIRECTIONS

From the TT Grandstand travel south on Glencrutchery Road through the first set of traffic lights, past the petrol station and onto Bray Hill. Travelling downhill, no. 19 is on the right hand side and is marked by our 'Buy Me' board.

FURTHER INFORMATION

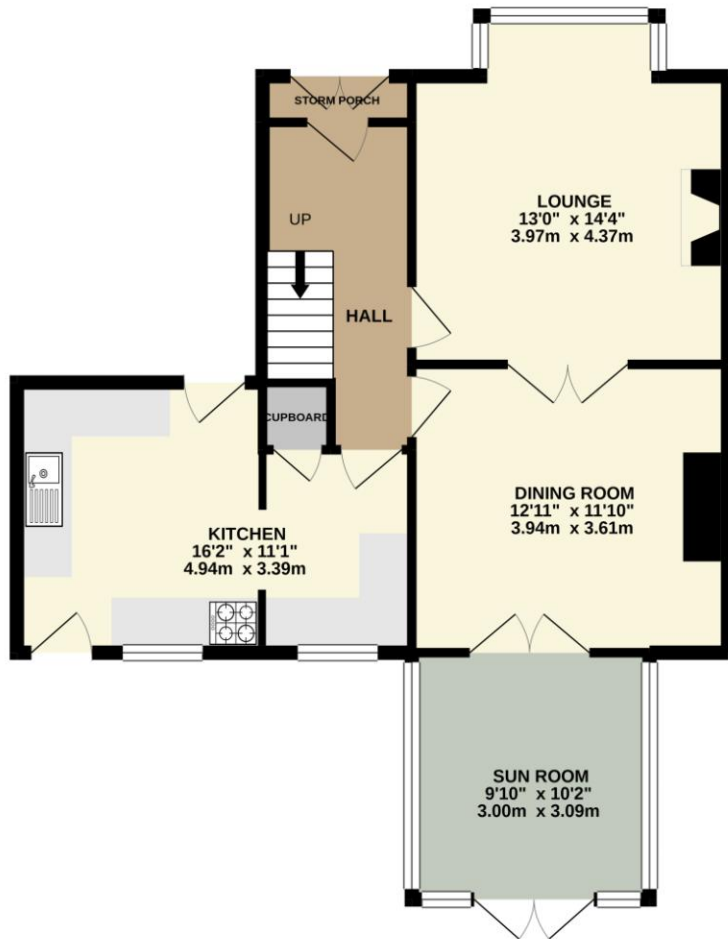
For further details, to arrange a viewing appointment, or to make an offer to buy, please contact Bruce Cobburn on bruce@plumproperties.im or call 07624 202823.



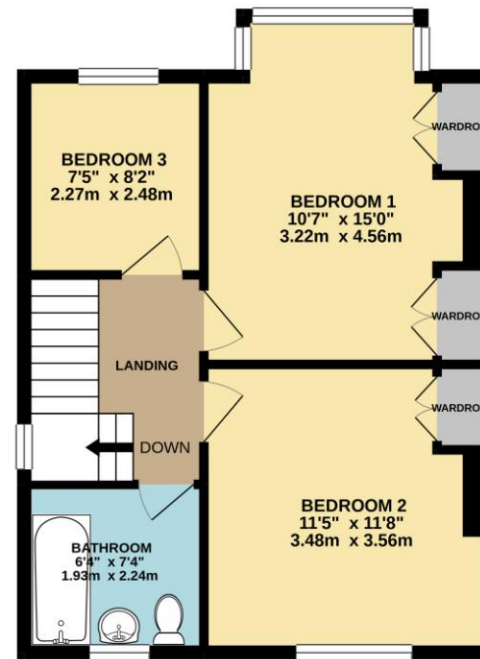




GROUND FLOOR



1ST FLOOR



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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