

20 Ballakermeen Road, Douglas

Ref No DDP05479



PRICE £375,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

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- Semi Detached House
- Central Douglas Location and Within Easy Commute to Local Amenities
- Lounge
- Kitchen/Diner
- 4 Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing
- Integral Single Garage
- Off-Road Parking
- Rear Garden

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To the front of the property is a lawn area with dwarf wall. A concrete driveway provides off-road parking and access to the single garage. At the rear is a garden area where steps lead up to an easy maintained artificial lawn and shed with raised flower beds.



The price is to include fitted floor coverings

DIRECTIONS TO PROPERTY:

Travelling out of Douglas via Prospect Hill, proceed through the traffic lights onto Bucks Road. Take the third turning on the right onto Kensington Road and continue to the next junction with Westmoreland Road. Turn right and take the next left into Ballakermeen Road. Proceed to the bottom where No. 20 can be found on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE uPVC front door with opaque glazing opening to:-

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ENTRANCE HALL (5'9" x 12'8" approx.) Tiled floor. Stairs to upper floor. Cupboard housing fuse board and electric meter.



LIVING ROOM (14'8" x 11'4" approx.) Bay window. Decorative coving. TV and satellite point and telephone point.



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DINING KITCHEN (22'4" x 11'2" approx.) Modern fitted kitchen finished in high gloss fronted cupboards and drawers with stone effect worktops incorporating a stainless steel sink and drainer. Black tiled splashbacks. Appliances include double oven and eye level grill, 4-ring electric hob with extractor above, integrated Zanussi dishwasher, Hotpoint washing machine, tumble dryer. Space for freestanding fridge. Large uPVC window providing rear aspect views over garden. Spotlights. Cupboard housing oil fired central heating boiler. Dining area has a glazed stable style door opening to the garden. Telephone point.



INTEGRAL SINGLE GARAGE (15'2" x 8'6" approx.) Up and over door. Power and light installed.

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FIRST FLOOR

LANDING Loft access

BEDROOM 1 (14'6" x 10'7" into bay approx.) Large bay window providing natural light. Wall to wall wardrobes with hanging and shelving. Telephone point.



BEDROOM 2 (8'6" x 15'2" approx.) Double bedroom with front aspect.



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BEDROOM 3 (8'7" x 10'9" approx.) Rear aspect over garden.



BEDROOM 4 (13'4" x 5'3" approx.) Rear aspect over garden.



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BATHROOM (9'2" x 6'3" approx.) White suite comprising panelled bath with electric shower over, WC and pedestal wash hand basin. Wall mounted storage cupboard with mirrored doors. Fully tiled walls. Heated towel rail.



SERVICES

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £TBC

Approx Rates payable £TBC (incl. of water rates).

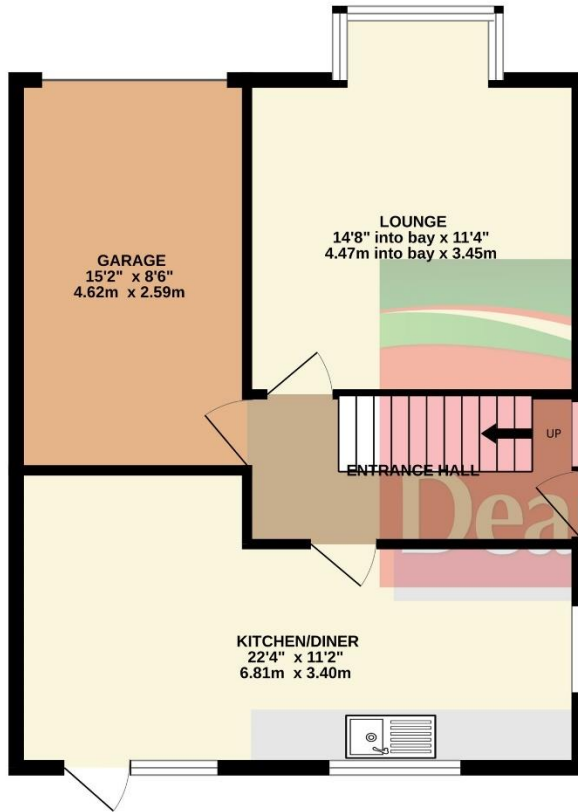
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.

Not to scale-for identification purposes only
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