

White Rose Cottage, Shipyard Road, Ramsey

Ref No DRP01289



PRICE £367,500

DOUGLAS

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CASTLETOWN

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White Rose Cottage, Shipyard Road, Ramsey

- Spacious Extended Semi-Detached Cottage
- 3 Double Bedrooms
- 2 Reception Rooms
- Dining/Kitchen
- Family Bathroom & En-Suite Shower Room
- Detached Garage & Off-Road Parking for 1 Car
- Convenient Central Location within Close Reach of all Local Amenities including both Junior & Senior Schools
- Gas Fired Central Heating
- Double Glazing
- No Onward Chain

The price is to include the fitted floor coverings

DIRECTIONS TO PROPERTY:

From Parliament Square head North towards Andreas. Continue through the traffic lights, crossing both roundabouts. Over the Stone Bridge towards Bowring Road. Take the first turning on the right onto North Shore Road. Continue for approximately 200 yards and take the first right hand turn onto Shipyard Road. The property is on the junction to Shipyard Road and North Shore Road.

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In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Hardwood entrance door with glazed panel.

ENTRANCE PORCH Tiled floor. Dual aspect. 2 butcher block window sills. Hardwood door with glazed panelling.

ENTRANCE HALL LED downlights. Wooden flooring. Stairs to first floor. Exposed beams.

LOUNGE (12'5" x 11'2" approx) Feature fireplace with a wood burner on a slate hearth with oak plinth and oak mantelpiece over. Exposed beams. LED downlights. Television point. Satellite point. Telephone point. Window overlooking the front aspect. Radiator.



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DINING ROOM (12'6" x 11'1" approx) Exposed beams. LED downlights. Oak flooring. Window overlooking the front aspect. Understairs storage cupboard. **Open to:-**

KITCHEN/FAMILY ROOM (16'9" x 11'2" approx) **Family area** – Bi-fold doors to the garden. Dual aspect overlooking the rear and side gardens. LED downlights. Oak flooring. Underfloor heating. **Kitchen area** - White high gloss eye level and base units with oak worktop over. Ceramic 1 ½ bowl sink and drainer. Tiled splashback. Indesit Range cooker with stainless steel extractor over. Telephone point. LED downlights. Integrated fridge.



UTILITY ROOM (10'9" x 6'1" approx) White high gloss eye level and base units with butcher block worktop over. Stainless steel sink and drainer. Tiled splashback. Under floor heating. Dishwasher plumbed. Plumbed for a washing machine. Valiant Gas Combination Boiler. Tiled flooring. LED downlights. Door to the rear garden.

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FIRST FLOOR

LANDING Storage cupboard. Exposed beams.

BEDROOM 3 (13'1" x 10'9" approx) Window overlooking front aspect. Wooden flooring. Velux window. LED downlights. Exposed beams. Radiator.

BEDROOM 2 (16'3" x 10'9" approx) 2 windows overlooking front aspect. Velux window. LED downlights. Television point. Radiator.

OFFICE AREA Oak flooring. Telephone point. Exposed beams.



FAMILY BATHROOM (9'9" x 6'1" approx) Modern white suite comprising P shaped bath with shower over, pushback WC and wall mounted hand wash basin. Tiled to the bath area. Tiled splashback. Wall mounted mirror with LED lights. LED downlights. Tiled flooring. Heated towel rail. Opaque glazed window. Extractor fan. Radiator. Storage cupboard.

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MASTER BEDROOM (11'1" x 10'6" approx) Window overlooking the rear garden with distant hill views. LED downlights. 2 storage cupboards. Television point. Radiator. 2 wall lights.

EN-SUITE SHOWER ROOM Modern white suite comprising pushback WC and wall mounted hand wash basin. Large corner shower cubicle with drench head and handheld shower attachment. Heated towel rail. Part tiled wall. Tiled splashback. Opaque glazed window. Tiled flooring. LED downlights. Extractor fan.



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OUTSIDE

To the front of the property there is a small lawned area with shrubs and a low maintenance area laid to slate with some planted borders. To the rear and side of the property it is fully enclosed with fencing and walls. Predominantly laid to lawn with large decked area and slate path leading around the property. Westerly facing taking in sun throughout the day. Gate to off-road parking and detached garage.

DETACHED GARAGE Wooden sliding door. Window overlooking the rear garden. Consumer unit. Power.

SERVICES

All mains services are installed.

Gas fired central heating.

Double glazing.

Underfloor heating to the kitchen/family area and utility room.

Fibre broadband installed.

ASSESSMENT

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

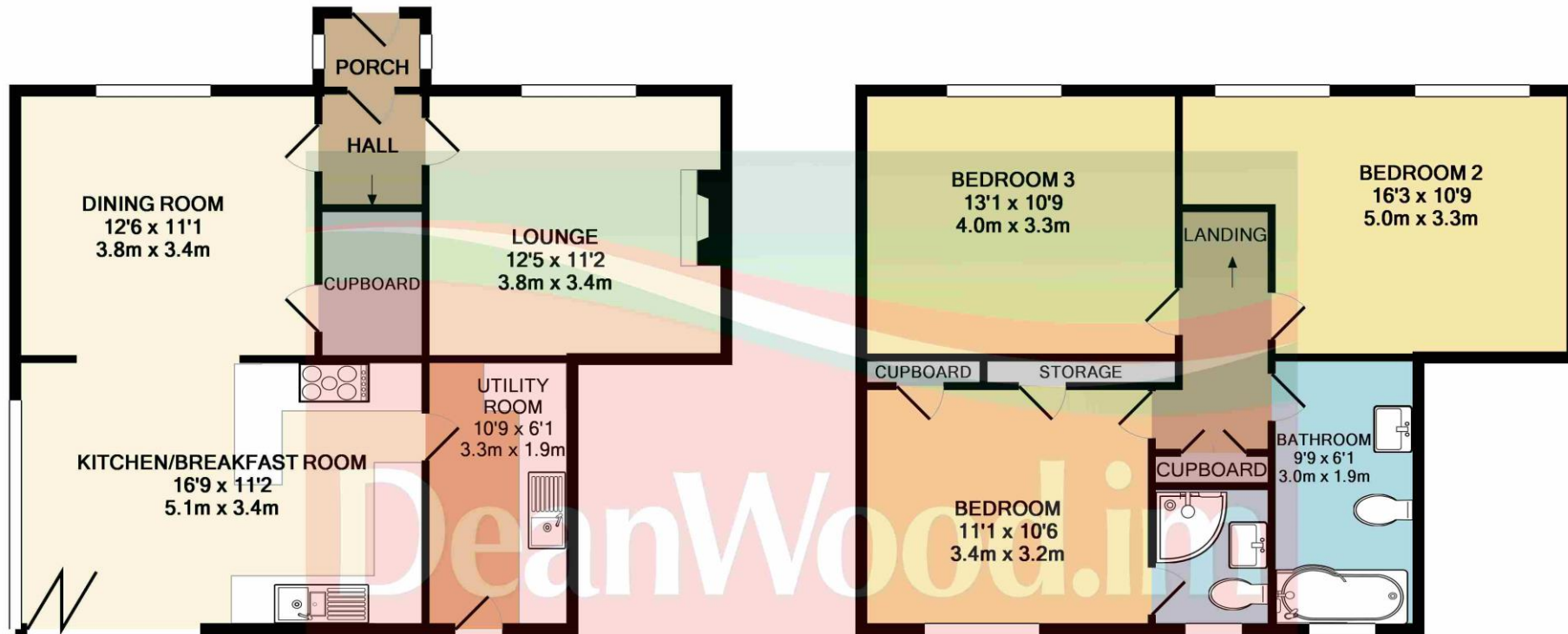
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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GROUND FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)

Not to scale-for identification purposes only
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