

17 Ballakermeen Drive, Douglas

Ref No DDP05497



PRICE £275,000

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

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

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- Modern Semi-Detached House
- Popular & Convenient Location
- Living Room
- Spacious Dining Kitchen
- 2 Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing
- Off-Road Parking to Side
- Front & Rear Easy to Maintain Gardens
- No Onward Chain
- Internal Inspection Highly Recommended

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To the front of the property is an open plan lawn with concrete driveway to side providing off-road parking for approximately 3 cars. To the rear is an enclosed terrace garden with patios and steps to upper lawn. Detached garden shed. Gate to service lane.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling out of Douglas along Peel Road, continue through the traffic lights at the Brown Bobby filling station and at the next set of traffic lights turn right, just beyond the Total filling station onto Ballakermeen Drive. Proceed up the hill to where No. 17 can be found situated on the left hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE uPVC door leading to:-

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RECEPTION HALL Stairs to first floor.



LIVING ROOM (12'5" x 11'7" approx.) Attractive laminate flooring.



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KITCHEN (15'8" x 8'0" approx.) **DINING AREA** with understairs store cupboard. Door to rear. **KITCHEN AREA** fitted with an extensive range of modern cream coloured wall and base units with contrasting work surfaces incorporating a stainless steel sink with mixer tap and drainer. Belling electric combo oven and grill with 4 ring electric hob and extractor over. Hotpoint washer/dryer. Indesit under counter fridge. Wall mounted Vaillant gas fired central heating boiler. uPVC half glazed door to garden.



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FIRST FLOOR

LANDING



BEDROOM 1 (15'8" x 9'2" approx.) Built-in airing cupboard. Aspect over front garden.



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BEDROOM 2 (10'7" x 8'11" approx.) Aspect over rear garden.



FAMILY BATHROOM (6'8" x 6'1" approx.) Three piece suite with a panelled bath with shower and attachment and screen over, pedestal wash hand basin and WC. Obscured glazed window. Part-tiled walls and tiled floor.



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SERVICES

All mains services are installed.

Gas 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.

