

3 Vicarage Mews, Farmhill, Douglas

Ref No DDP05528



PRICE £249,950

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

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- End of Terrace Mews House
- Popular Residential Area
- Close to School, Shops and Surrounding Amenities
- Open Plan Living Room/Dining Room
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- Wood Double Glazing
- Allocated Parking Space

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To the front of the property is an open front lawn area with concrete path. To the rear of the property is a generous lawn and decking area.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling out of Douglas along Peel Road, continue through Quarterbridge onto the main Peel road (A1). Bear left at the Jubilee Oak roundabout, then turn left at the next roundabout onto Saddle Road. At the mini roundabout turn right onto Vicarage Road and travel towards the top bearing left after the second roundabout onto Stevenson Way. Turn left into Manor Road and at the bottom turn left onto Manor Drive. At the crossroads turn left again on Manor Lane, then take the first turning on the right into Vicarage Mews. On entering this quiet cul-de-sac bear left where No. 3 can be found in the corner on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL Glazed front door. Laminate wood flooring. Stairs to first floor.

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LOUNGE (13'1" x 21'0" approx.) Spacious reception room with feature electric fireplace. TV and satellite points. Laminate wood flooring.



KITCHEN (12'9" x 7'8" approx.) Modern fitted kitchen with a good range of cream fronted cupboard and drawers with contrasting worktops incorporating a 1½ bowl sink and drainer. Appliances include electric oven and hob with extractor hood above. Plumbing for a washing machine and dishwasher and space for a fridge. Laminate wood flooring. Wall mounted gas fired central heating boiler. Door to rear garden.



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FIRST FLOOR

LANDING Loft access. Airing cupboard.

BEDROOM 1 (12'10" x 10'3" approx.) Double bedroom with rear aspect over garden.



BEDROOM 2 (12'10" x 11'4" max.) Good size bedroom with front aspect.



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BATHROOM Modern white suite comprising panelled bath with mixer tap/shower attachment, pedestal wash hand basin and WC. Fully tiled walls. Tiled floor.



SERVICES

All mains services are installed.

Gas fired central heating.

Wood double glazing.

ASSESSMENT

Rateable value £TBC

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

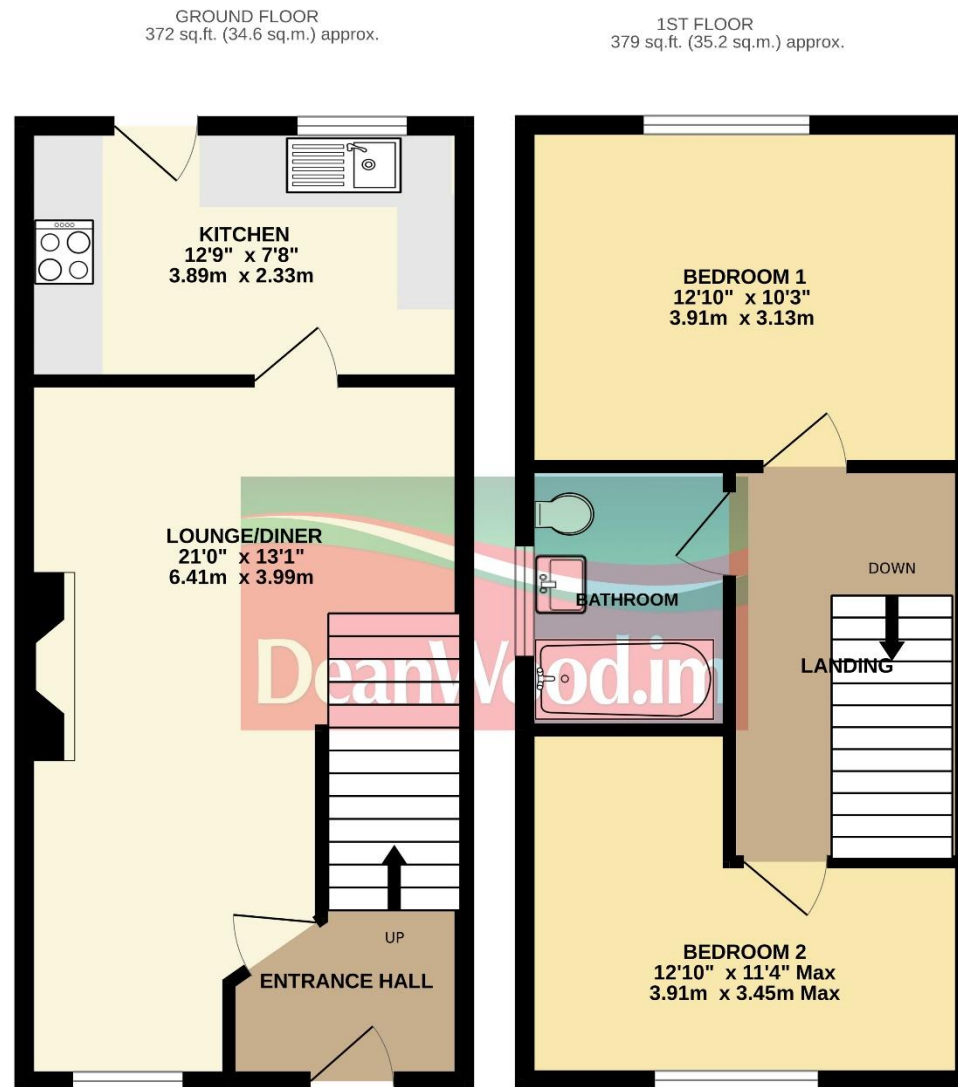
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Not to scale for identification purposes only
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