

124 Ballanorris Crescent, Friary Park, Ballabeg

Ref No DCP01165



PRICE £279,995

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

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- Detached True Bungalow
- In Good Condition Throughout
- Situated in a Quiet Cul-de-Sac
- Lounge
- Breakfast Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Front & Rear Garden
- Detached Garage
- Off-Road Parking for 3 Cars
- No Onward Chain

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To the front of the property is a garden which is mainly lawn with private hedging to boundary. To the rear of the property is a second lawn area, with generous patio area and detached single garage.



The price is to include all fitted floor coverings

DIRECTIONS TO PROPERTY:

Travelling out of Castletown towards Colby along the inland road. On entering Ballabeg turn right into Friary Park. Bear right and right again, then take the second turning on the right where No. 124 can be found a short distanced on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH Tiled floor. Tiled walls. Half glazed door leading to:-

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ENTRANCE HALL Coved ceiling. Cloak cupboard with hanging and shelving. Airing cupboard with fitted shelves.



LOUNGE (15'6" x 10'1" approx.) Large picture window. Coved ceiling. TV point. Wall lights. Door leading to:-



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BREAKFAST KITCHEN (11'11" x 10'8" approx.) Modern fitted kitchen with cream fronted wall and base units with worktops incorporating 1½ bowl sink with mixer tap. Space for washing machine. Hotpoint electric oven and hob with extractor above. Part tiled walls. Oil fired central heating boiler.



REAR PORCH Door to rear garden.

BEDROOM 1 (10'3" x 12'2" approx.) Double bedroom with built-in wardrobe with hanging and shelving.



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BEDROOM 2 (13'8" x 8'9" approx.) Double bedroom with built-in wardrobe with hanging and shelving.



FAMILY BATHROOM Modern suite comprising a white panelled bath with shower over and glass screen. WC. Pedestal wash hand basin. Part-tiled walls. Loft access.



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OUTSIDE

GARAGE (18'7" x 10'6" approx.)



SERVICES

All mains services are installed.
Oil fired central heating.
uPVC double glazing.

ASSESSMENT

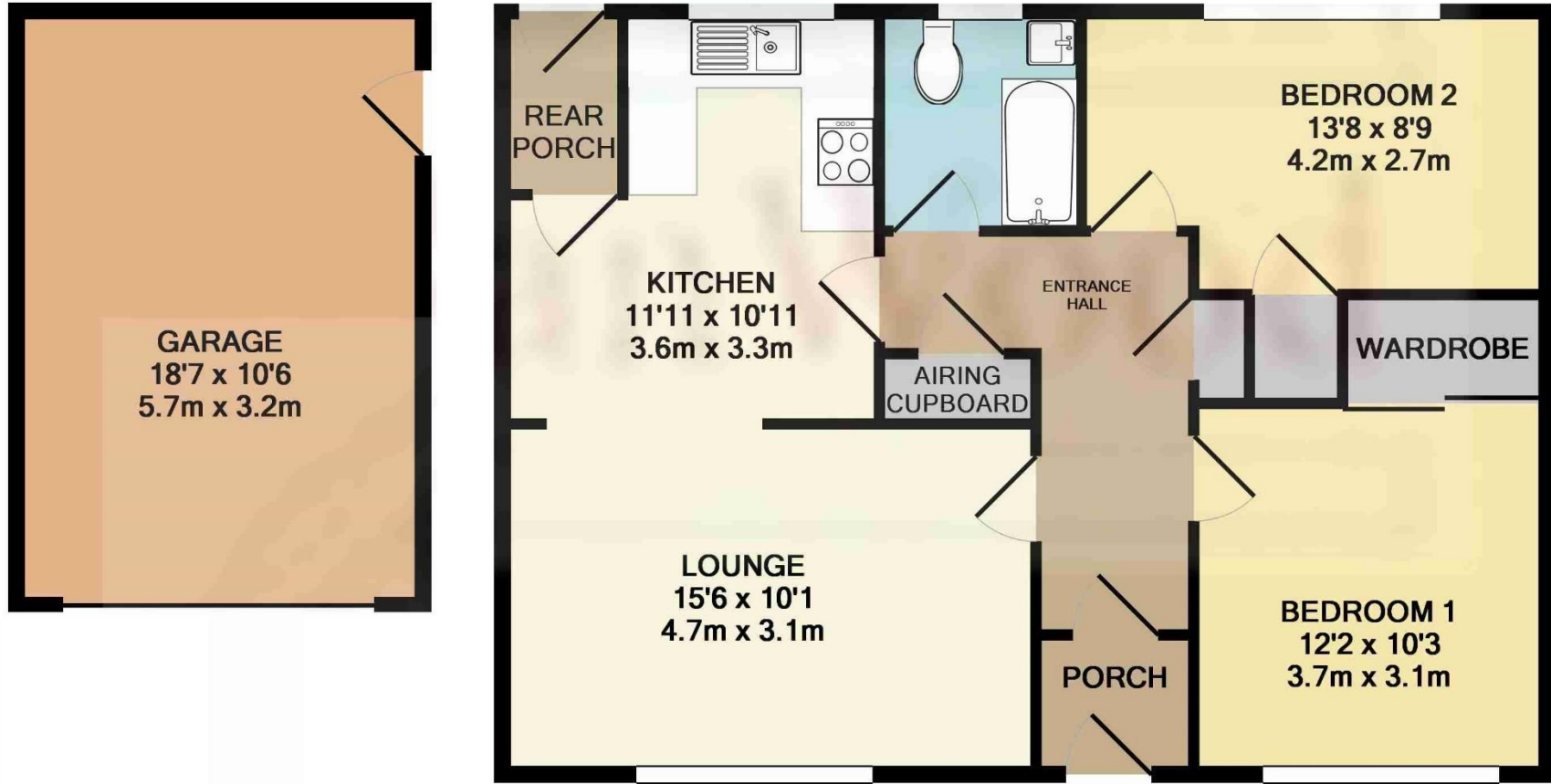
Rateable value £128 Approx Rates payable £892.29 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 SQ.M.)

Not to scale-for identification purposes only

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