

# The Narrows, Station Road, Ballasalla

Ref No DCP01171



**PRICE £309,950**

## **DOUGLAS**

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

**01624 620606**

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## **CASTLETOWN**

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

**01624 825995**

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## **RAMSEY**

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

**01624 816111**

[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

**DeanWood.im**

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- Detached House
- Situated in the Heart of Ballasalla
- 2 Reception Rooms
- Conservatory
- Fitted Kitchen
- Downstairs Shower Room
- First Floor Family Bathroom
- 2 Bedrooms
- Front Paved Garden
- Off-Road Parking for 3 Cars
- Including Detached Studio with Kitchen & Shower Room



## The Narrows, Station Road, Ballasalla

---

To the front of the property is a paved garden with walls to boundary. To the rear is a hardstanding/paved area providing parking and access to the studio.



The Narrows, Station Road, Ballasalla

---

The price is to include fitted floor coverings

### **DIRECTIONS TO PROPERTY:**

From Castletown travel towards the airport and proceed to Ballasalla. Turn left at the Balthane roundabout and over the level crossing. After passing the Silverburn turning on the left, The Narrows will be found immediately prior to the terrace of cottages on the left hand side.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE** uPVC door to:-

### **ENTRANCE HALL**

**SHOWER ROOM** (7'6" x 6'7" approx.) Walk-in shower unit with glass sliding doors and electric shower attachment. Vanity wash hand basin. WC. Fully tiled floor and walls. Chrome towel radiator.





The Narrows, Station Road, Ballasalla

---

**FITTED KITCHEN** (12'10" x 7'5" approx.) Fitted wall and base units with laminated worktops incorporating a single bowl stainless steel sink with mixer tap and drainer. Combination oven/grill with 4-ring electric hob and extractor hood above. Tiled splashback. Door to outside.



**LIVING ROOM** (18'3" x 16'11" approx.) Stairs to first floor. Open to:-





The Narrows, Station Road, Ballasalla

---

**DINING ROOM** (18'3" x 11'6" approx.) Two storage cupboards. Double doors to conservatory.



**CONSERVATORY** (17'2" x 7'4" approx.) Door to rear.



The Narrows, Station Road, Ballasalla

---

**FIRST FLOOR**

**LANDING**

**BEDROOM 1** (12'9" x 9'8" approx.) Double fitted wardrobes. Rear aspect.



**BEDROOM 2** (10'10" x 8'11" approx.) Fitted wardrobe. Front aspect.





The Narrows, Station Road, Ballasalla

---

**BATHROOM** (7'10" x 7'0" approx.) Suite comprising panelled bath with shower attachment, vanity wash hand basin and WC. Fully tiled walls and floor. Chrome radiator.



### **DETACHED STUDIO**

**SPACIOUS STUDIO** (15'3" x 12'2" approx.) Four panel skylight windows. 2 storage cupboards. uPVC sliding doors to rear.





The Narrows, Station Road, Ballasalla

---

**KITCHEN** (6'7" x 5'7" approx.) Base units with laminated worktops incorporating a single stainless steel sink with drainer.



**SHOWER ROOM** Shower cubicle with electric shower, pedestal wash hand basin and WC.

### **OUTSIDE**

### **SERVICES**

All mains services are installed.  
uPVC double glazing.

### **ASSESSMENT**

Rateable value £180                      Approx Rates payable £1,315.98 (incl. of water rates).

### **TENURE**

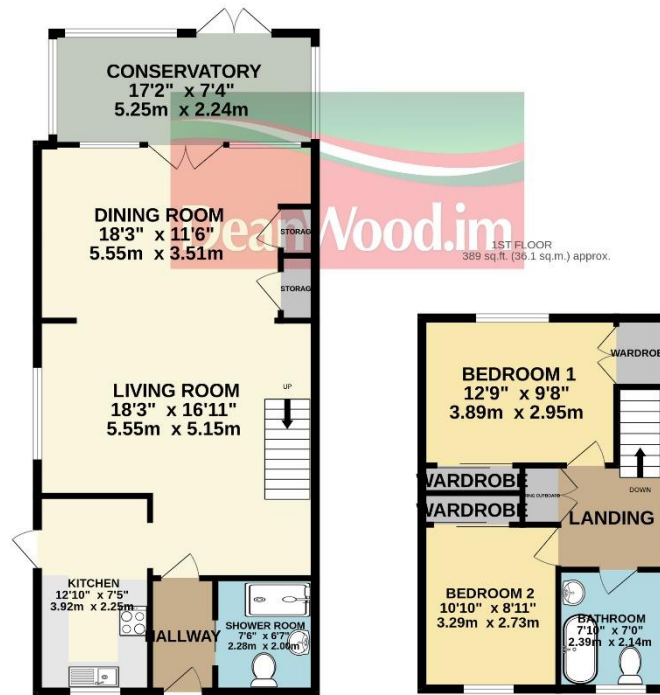
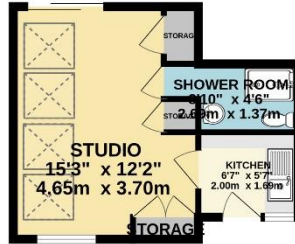
FREEHOLD

VACANT POSSESSION ON COMPLETION

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

The Narrows, Station Road, Ballasalla

GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

Not to scale for identification purposes only  
Made with Metropix ©2023