

Mill House, Mill Road, Castletown

Ref No DCP01175



PRICE £365,000

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CASTLETOWN

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- Immaculately Presented End of Terraced House
- Nestled in the Heart of Ballasalla
- 2 Reception Rooms
- Kitchen and Separate Utility with WC
- 4 Double Bedrooms
- 2 Family Bathrooms with Bath & Shower
- Gas Fired Central Heating
- Beautiful Rear Garden with Laid Lawn and Patio Area
- Cat 5 Wiring to Living Room, Bedroom 2 & Bedroom 3
- Main Roof Re-Roofed in 2018 (Kitchen 2015)

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To the rear of the property is a surprisingly spacious garden. Well maintained with gravelled patio area and stone walls. Generous lawn with planted borders trees and shrubs providing privacy. Greenhouse and two garden sheds.



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The price is to include fitted floor coverings, curtains, blinds, light fittings, bedroom wardrobes, white goods, two garden sheds and greenhouse.

DIRECTIONS TO PROPERTY: From Castletown travel towards the airport and proceed to Ballasalla. Turn left at the Balthane roundabout and over the level crossing. Continue straight across the Whitestone roundabout and at the next roundabout take the second exit into Mill Road. Mill House will be found on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Solid door with transom window abutting the road. Deep soffit offering cover.

ENTRANCE HALL Tiled floor.



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LIVING ROOM (14'0" x 12'6" approx.) Double glazed panel doors. Attractive bay window to the front. Feature fireplace with hearth and mantel. Tiled floor.



DINING ROOM (13'11" x 11'0" approx.) Cupboard housing gas fired combi boiler. Aspect to rear garden.



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KITCHEN (12'4" x 6'10" approx.) Fitted with a range of gloss white wall and base units. Freestanding electric cooker. Under counter fridge and freezer and dishwasher. Attractive beamed ceiling. Quarry tiled floor. Breakfast bar with window seating.



UTILITY ROOM (9'8" x 7'10" approx.) Worktop incorporating sink. Plumbed for washing machine and dryer. Glazed door to side. Door to WC and wash hand basin.



FIRST FLOOR

LANDING



BEDROOM 1 (16'9" x 11'7" approx.) Spacious double bedroom twin aspects to the front of the property. Fitted storage alcoves and freestanding wardrobes.



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BEDROOM 2 (14'4" x 11'0" approx.) Views over rear garden. Cupboard housing pressurised water cylinder.



BATHROOM (9'8" x 7'10" approx.) Four piece suite comprising double ended panelled bath with centre taps, corner shower cubicle, wall mounted wash hand basin with illuminated mirror above and WC. Tiled floor. Extractor fan.



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SECOND FLOOR

LANDING



BEDROOM 3 (16'9" x 12'6" approx.) Large bedroom with central roof beam. Window to the front.



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BEDROOM 4 (13'5" x 11'0" approx.) Rear aspect. Exposed beam.



BATHROOM (9'8" x 7'10" approx.) Four piece white suite comprising double ended bath with centre taps, corner shower cubicle, wall mounted wash hand basin with illuminated mirror above and WC. Chrome towel radiator.



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SERVICES

All mains services are installed. CAT 5 cabling to the living room, bedroom 2 and bedroom 3
Gas fired central heating.
uPVC double glazing.

ASSESSMENT

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

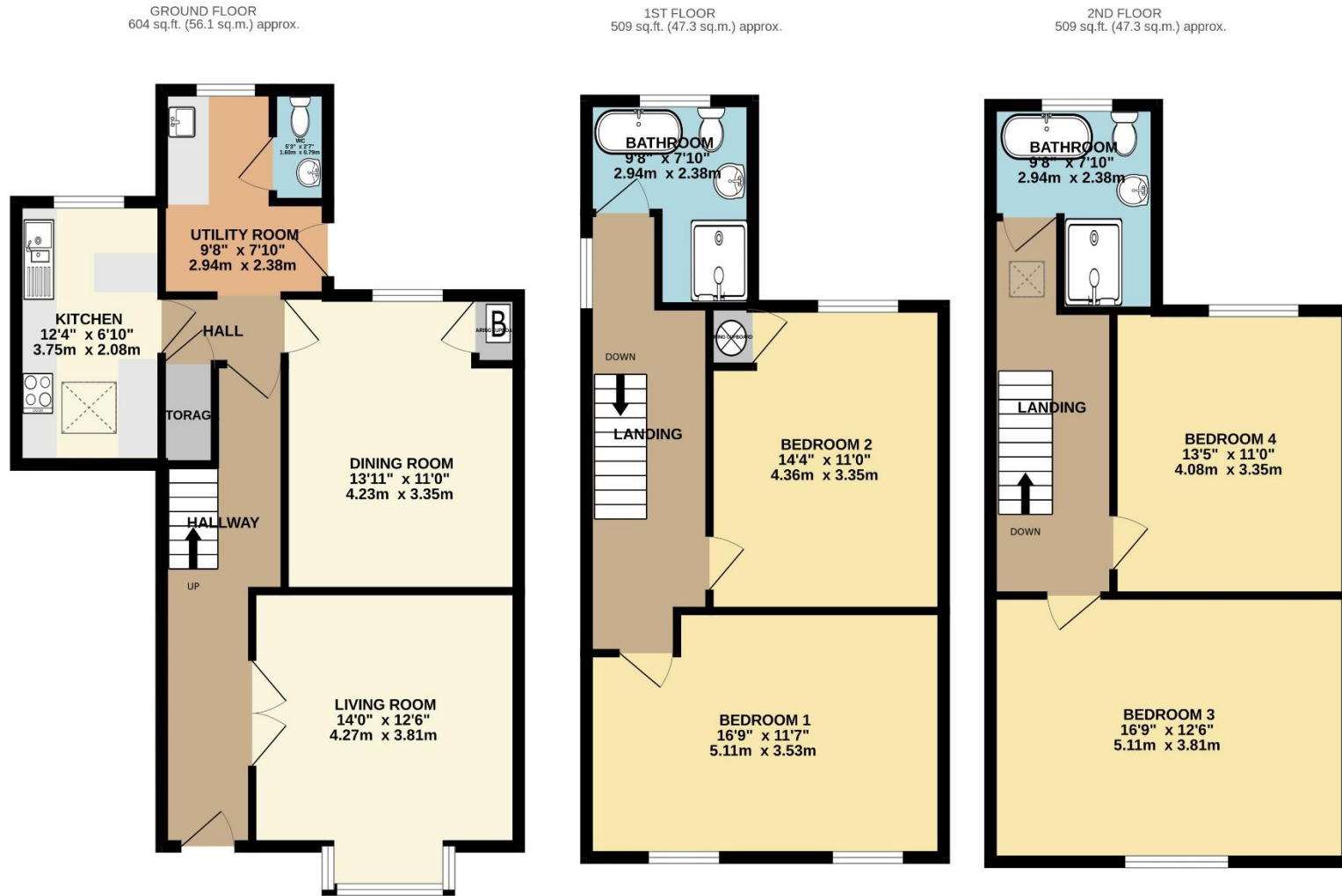
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA : 1622 sq.ft. (150.6 sq.m.) approx.

Not to scale-for identification purposes only
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