

Perwick, Clifton Road North, Port St Mary

Ref No DCP01182



PRICE £355,000

DOUGLAS

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DOUGLAS
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CASTLETOWN

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ISLE OF MAN IM9 1LF

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RAMSEY

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- Semi-Detached Dormer Bungalow
- Situated Within Walking Distance of Port St Mary Sea Front & Local Amenities
- Living Room with Bay Window
- Fitted Kitchen
- 2 Ground Floor Bedrooms
- 1 Further Bedroom in Large Attic Room with Dormer
- Family Bathroom
- Spacious Sunny Rear Garden
- Integral Single Garage & Driveway
- No Onward Chain

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To the front of the property is a lawned garden with mature shrubs and dwarf walled boundaries. Footpath leading to the front door, with a driveway to one side providing access to the single garage. Oil bulk storage tank.

To the rear of the property there is a large rear garden with mature trees, shrubs and vegetable patches with dwarf walled boundaries. Patio area and stairway access to the door leading into the garage.



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The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling from Gansey bay in the direction of Port St Mary, continue along Beach Road and turn left at the junction with Four Roads, onto Station Road. Proceed onto Bay View Road and follow the road round onto Park Road which leads to Fistard Road. Continue straight, onto Clifton Road North, where Perwick can be found on the left hand side, clearly identified by our For Sale board.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Timber framed front door with a single glazed panel to one side opening into:-

ENTRANCE PORCH Tiled flooring. Obscured glazed door with matching glazed panel to one side, providing access into:-

HALLWAY Door providing access to the stairway leading directly up to the first floor bedroom. Storage cupboard.



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LIVING ROOM (15'5" x 12'0" approx.) Feature fireplace with a multi-fuel burner on a slate hearth. uPVC double glazed bay window overlooking the front garden.



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KITCHEN (11'10" x 9'3" approx.) Fitted with a range of base, wall and drawer units. Wooden work surfaces incorporating a Belfast 1½ bowl sink with a mixer tap and drainer. Integrated Schott Ceran four ring halogen hob with extractor hood above. Integrated comfort height Indesit double oven. uPVC double glazed window to the rear aspect. Door providing access into the single garage.



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BEDROOM 2 (13'3" x 11'0" approx.) uPVC double glazed bay window overlooking the large lawned rear garden. Carpeted flooring.



BEDROOM 3 (11'0" x 10'10" approx.) uPVC double glazed window to the front aspect. Door providing access into the under stairs storage cupboard. Carpeted flooring.



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FAMILY BATHROOM Fitted with a three piece suite comprising panelled bath with shower attachment over, bi-folding glass shower screen and tiled surround, pedestal wash hand basin and WC. Frosted uPVC double glazed window to the rear aspect. Half tiled walls.



FIRST FLOOR

BEDROOM 1 (28'1" x 15'9" approx.) uPVC double glazed dormer window overlooking the front garden and a separate uPVC double glazed gable window to the side aspect. Four under eave storage cupboards. Attractive exposed floorboards.



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INTEGRAL SINGLE GARAGE (21'10" x 9'0" approx.) Fitted with an up and over garage door to the front aspect. uPVC double glazed window to the side aspect. Door providing access out to the rear garden. Oil fired central heating boiler.



SERVICES

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £140

Approx Rates payable £1,293.74 (incl. of water rates).

TENURE

FREEHOLD

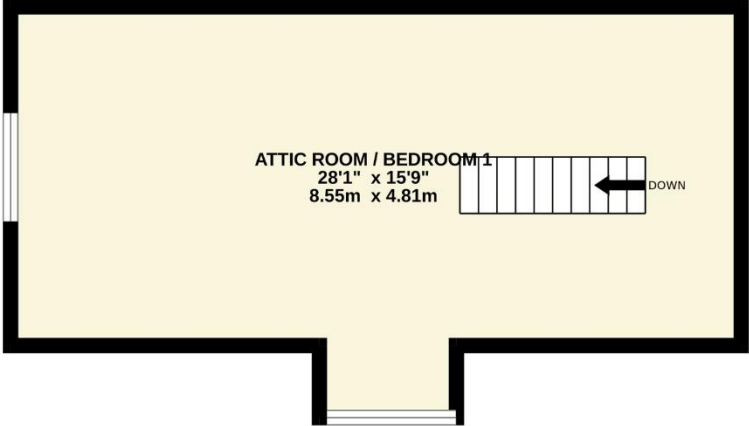
VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
943 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.
Not to scale-for identification purposes only
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