

# 88 Pine Grove, Ballasalla

Ref No DCP01215



**PRICE £395,000**

## 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)

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- Spacious Detached True Bungalow on A Generous Plot
- Village Location with Local Amenities Close By, Bus Stop, Train Station, Airport 5 Minute Drive
- Generous Living Room and Separate Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Great Size Rear Garden
- Attached Good Size Garage



**DIRECTIONS TO PROPERTY:**

Travelling out of Castletown towards the airport, continue into Ballasalla. Proceed over the level crossing and take the next left into Silverburn Drive. Bear to the left and take the third turning on the right into Pine Grove where No. 88 will be found on the right hand side.

Welcome to 88 Pine Grove, a spacious 3-bedroom detached true bungalow nestled on a generous plot in the heart of the village. This charming property offers a peaceful retreat with local amenities conveniently close by, including a bus stop, train station, and airport just a 5-minute drive away.

Upon entering through the entrance vestibule, you are greeted by a welcoming hallway that connects the various living spaces of the home. The living room, with its L-shaped layout and dual aspects to the front and rear, provides a bright and airy atmosphere perfect for relaxation. Adjacent to the living room is a dining area, offering a seamless flow for entertaining guests or enjoying family meals together.

The fitted kitchen provides ample storage and workspace, with access out to the rear garden, making it convenient for outdoor dining and entertaining during the warmer months. The property boasts three well-proportioned bedrooms, two of which feature fitted wardrobes, providing plenty of storage space for personal belongings.

A storage cupboard in the hallway offers additional convenience, while the spacious family bathroom features a corner bath and shower cubicle, ensuring comfort and practicality for everyday living. The property also benefits from a 30 ft garage, housing the oil boiler and providing further storage space or potential for conversion, subject to planning permissions.

One of the standout features of this property is the rear garden, offering a private oasis of tranquillity with its expansive lawn area. Perfect for enjoying outdoor activities, gardening, or simply relaxing in the sunshine, the rear garden provides endless opportunities for enjoyment and leisure.

In summary, 88 Pine Grove presents a wonderful opportunity to acquire a spacious and well-appointed true bungalow in a desirable village location. With its convenient proximity to local amenities and excellent transport links, this property offers the perfect combination of comfort, convenience, and tranquillity. Arrange a viewing today and discover the potential that awaits in this delightful home.



88 Pine Grove, Ballasalla

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**ENTRANCE VESTIBULE**

**HALL**



**LIVING ROOM** (24'1" x 14'02 approx.)



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**DINING ROOM** (10'7" x 10'1" approx.)



**KITCHEN** (11'0" x 10'0" approx.)



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**BATHROOM** (8'6" x 6'11" approx.)



**BEDROOM 1** (12'1" x 11'11" approx.)



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**BEDROOM 2** (12'6" x 12'0" approx.)



**BEDROOM 3** (10'6" x 9'4" approx.)



**ATTACHED GARAGE** (30'0" x 10'3" approx.)



**SERVICES**

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

**ASSESSMENT**

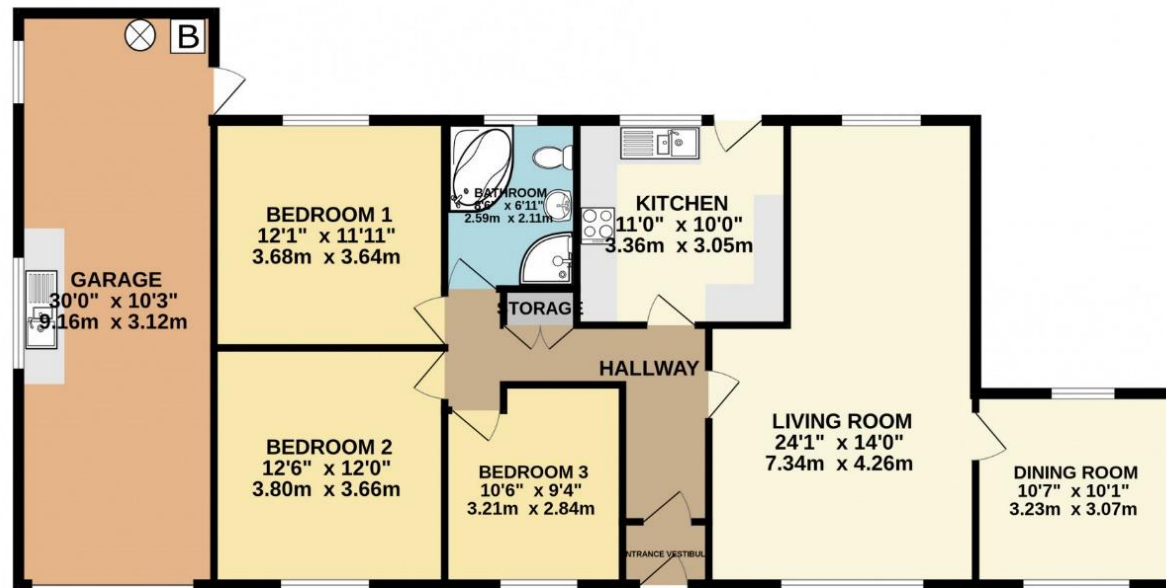
Rateable value £188                      Approx Rates payable £1,432.56 (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



**GROUND FLOOR**  
1387 sq.ft. (128.9 sq.m.) approx.

TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.  
Not to scale-for identification purposes only  
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