



LOCATION

From Ramsey take the A3, on entering Sulby pass the Ginger Hall Hotel then take the next on the left into Carrick Park. Turning right and Balnahow is straight ahead.

STRUCTURE & CONDITION

Cavity construction, rendered under tiled roof. Double glazed.

VESTIBULE: 5'6 X 5'4 (1.68m x 1.63m)

Tiled floor. Ornate coved ceiling with rose and dado rail.

HALL: 13'6 X 12'9 (4.11m x 3.89m)

Impressive staircase leads to first floor. Understairs cupboard with 2 access points. 8 recessed ceiling down lights. 2 power points. Telephone point. Ornate coving and dado rail.

CLOAKROOM: 4'10 X 3'2 (1.47m x 0.97m)

Comprising Heritage suite with W.C. and wash hand basin with storage under. Mirror. Extractor fan.

CLOAKS CUPBOARD:

With hanging rail for coats and shelving.

LOUNGE: 18'0 X 13'6 (5.49m x 4.11m)

Cast iron fireplace with marble surround and granite hearth. Double aspect with South facing bay windows enjoying views to hills. 2 radiators. Television, satellite and telephone points. 5 power points. Dado and ornate coving.

DINING ROOM: 13'8 X 10'0 (4.17m x 3.05m)

Radiator. 8 power points. Television and phone points. Dado rail and ornate coving and ceiling rose. Double glazed French doors into Conservatory. Door into Kitchen.

BREAKFAST KITCHEN: 15'9 X 13'9 (4.80m x 4.19m)

Wall and base units, cupboards and drawers. Granite work surfaces. Dresser Unit. Tiled walls to work surfaces. Cook Centre electric range with 5 ring ceramic hob, griddle, hotplate and three ovens. Belfast sink with mixer tap. Granite effect vinyl flooring. Television and telephone points. Ornate coving. Large shelved pantry with double doors. Double doors into Conservatory. Access into:

SNUG: 13'9 X 12'3 (4.19m x 3.73m)

Multi fuel stove. Bay window facing South with views to hills. Television point. Dado rail, ornate coving and ceiling rose.

UTILITY ROOM: 10'3 X 7'6 (3.12m x 2.29m)

Wall and base units, cupboards and drawers. Marble effect work surfaces. Light granite effect vinyl flooring. Coved ceiling. Door to garage.

CONSERVATORY: 14'0 X 13'0 (4.27m x 3.96m)

Double glazed windows overlooking rear garden. Pine boarded ceiling. Tiled floor. 2 radiators. 6 power points. Double doors to Patio area.

GUEST WING/GRANNY ANNEX COMPRISING:

HALL: 7'0 X 7'6 (2.13m x 2.29m)

Accessed by entrance Hall or own private front door. Radiator. 4 down spots. 2 power points. Pine floor boards.

SITTING ROOM: 14'10 X 12'3 (4.52m x 3.73m)

Double aspect with double doors onto Patio. Electric fire. 10 power points. Television and telephone points. 5 wall lights. Double height ceiling with velux roof lights. Pine floor boards.

KITCHEN: 11'9 X 13'8 (3.58m x 4.17m)

Single drainer stainless steel sink unit with mixer tap. Laminate wood effect floor.

BATHROOM:

Three piece suite comprising panelled bath, W.C. And pedestal wash basin. Wood floor. 4 down spots. Chrome ladder radiator. Mirror and shelves. Extractor fan.

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FIRST FLOOR:

GALLERY LANDING:

With Airing cupboard with shelves. 2 power points. Ornate coving, ceiling rose and dado rail. Smoke detectors.

MASTER BEDROOM: 13'10 X 11'6 (4.22m x 3.51m)

Views overlooking the rear garden to the Sulby River. Two built-in wardrobes. Coved ceiling and dado rail. Power points.

EN SUITE SHOWER ROOM: 16'3 X 9'10 (4.95m x 3.00m)

Semi circular Shower enclosure with Mira shower unit, tiled back and sliding door. Extractor fan. W.C. And wash hand basin unit with mixer tap, mirror and shelving and cupboards below. Storage cupboard. Shelved cupboard. Coved ceiling and dado rail. Chrome ladder radiator. 6 down spots.

BEDROOM 2: 13'8 X 11'3 (4.17m x 3.43m)

With views overlooking the front garden. Three built-in wardrobes. Coved ceiling and dado rail. Power points.

EN SUITE WET ROOM: 5'9 X 5'1 (1.75m x 1.55m)

Mira shower unit and additional hand held shower head. W.C. And wash hand basin. Fully tiled walls and floor. 2 spot lights. White ladder radiator. Coved ceiling. Extractor fan. Mirror fronted cabinet.

BEDROOM 3: 11'6 X 9'10 (3.51m x 3.00m)

Views overlooking the front garden. Double wardrobe. Built in storage cupboard. Radiator. Dado. Power points. Coved ceiling and dado rail. Door into En suite Shower Room shared with Bedroom 4.

SHARED EN SUITE SHOWER ROOM: 6'11 X 5'1 (2.11m x 1.55m)

Corner shower cubicle with tiled walls and and glass door. W.C. And hand wash basin with cupboard below. Coved ceiling. Extractor fan.

BEDROOM 4: 11'9 X 11'6 (3.58m x 3.51m)

Double aspect with views to the side and over rear garden. Three built in wardrobes. Built in storage cupboard. Television point. Power points. Coved ceiling and dado rail. Door to shared en suite shower room.

FAMILY BATHROOM: 7'7 X 5'9 (2.31m x 1.75m)

Three piece Heritage suite comprising panelled with with tiled surround, W.C. And wash basin with tiled splash back. Coved ceiling. Extractor fan. Ladder style heated towel rack. Hatch access to roof space.

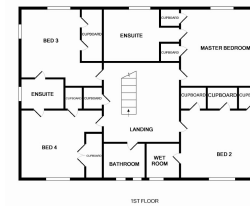
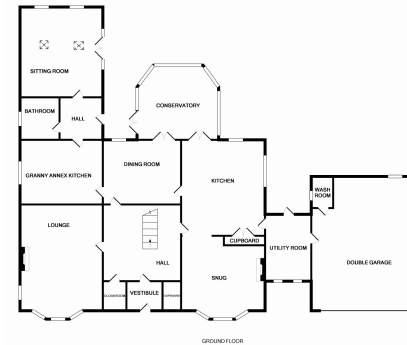
OUTSIDE

Well stocked front garden with flowers, shrubs and feature flower bed with boat. Block paved driveway with extensive parking area for up to 8 cars. Outside tap.

DOUBLE GARAGE: 22' x 18'. Electrically operated up and over door. Power and light. Hatch into loft space. Built in appliances include Zanussi washing machine and Hotpoint tumble drier. Stainless steel sink unit. Cupboard with work surface. Fuse box and air source heating installation and controls. Door to Utility Room and Garage Washroom: 47' x 32'. With wash hand basin and W.C. Private rear garden with timber fencing and stone walling to boundaries. Trellis archway leading along paved path to Patio Area. Greenhouse. Gazebo and Timber Shed. Raised flowerbed runs along rear boundary which then leads to steep bank leading 15ft down to river.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.



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Since 1854

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