



**14 Berry Woods Grove,
Asking Price £185,000**



**A Fabulous Modern Mews House Presented In Excellent Condition
Throughout, Situated Close to Schools, Shops and Conveniences
Spacious Open Plan Living Area Incorporating the Lounge, Diner and
Fitted Kitchen**

2 Double Bedrooms

Lovely Modern Fitted Bathroom

Large Sunny Private Garden

Parking

uPVC Double Glazing

Gas Fired Central heating

Viewing's Highly Recommended

Directions: Travelling out of Douglas from Villa Marina, proceed up Broadway and onto Ballaquayle Road then straight through the traffic lights onto Ballanard Road, Turn right at mini roundabout and head along Johnny Wattersons Lane. Turning right at the cat with no tail public house into Hailwood avenue then take the second right into Lakeside Road, passing school car park and playground. Take the Next Turning on the Left Berry Woods Grove and follow the road round where No 14 can be found on the left hand side clearly identified by our for sale board.

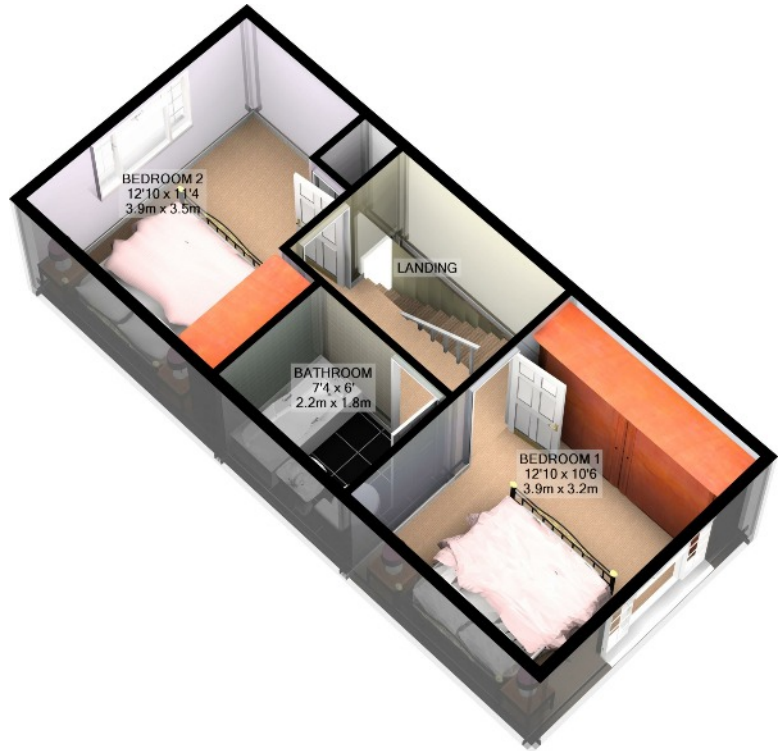
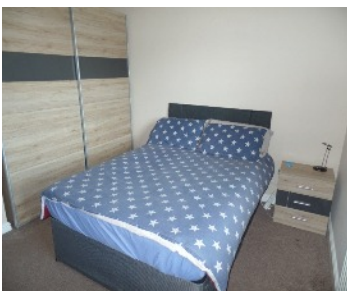
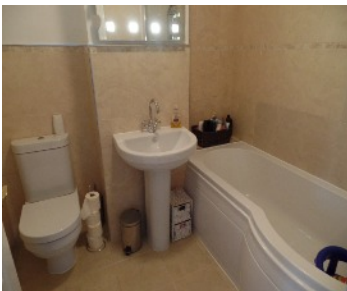
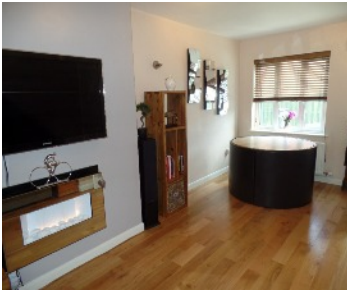
Rateable value £ TBC

Rates payable £ TBC

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

Inclusions: TBC

Services: All Mains Connected



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

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