



22 Rheast Moor Avenue, Ramsey, IM8 3LR

Asking Price £332,000



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A Detached well presented Bungalow in quiet cul de sac in favoured area of North Ramsey. 3 Rec, 2 Beds, Kitchen & Utility. Garage. UPVC D.G. Oil c/h. Viewing recommended.



LOCATION

From Ramsey drive North along Bowring Road and continue uphill past Grove Mount, turn right before The Grove Museum leading onto Rheast Mooar Lane. Rheast Mooar Avenue is second on right, bear left and property is on the right. Few minutes drive from Hospital, doctors, restaurants, shops etc.

HALL Laminate wood floor. Concealed radiator. Coved ceiling. Phone point. Large built in cloaks cupboard with hanging and shelves.

LOUNGE 22'0 x 12'9

UPVC D.G. Bow window. Feature fireplace with electric fire. Coved ceiling. 2 ceiling lights. 2 radiators. 7 power points.

KITCHEN 14'6 x 7'2

Wall and base units with cupboards and drawers. Marble effect work tops. Single drainer stainless steel sink unit with mixer tap. Electric cooker point. Wood floor. Roof light. Ignis filter.

UTILITY

Plumbed for washing machine. Cupboards. Worktop. 2 power points.

DINING ROOM 15'7 x 12'6

Radiator. Coved ceiling. 4 power points. Phone point. TV point.

SITTING ROOM 12'7 x 14'6

Double doors onto patio. Coved ceiling. Triple aspect. 4 power points. TV point.

INNER HALL

Airing cupboard housing hot water cylinder.

BATHROOM

3 piece suite comprising panelled bath with mixer tap and shower attachment. Gainsborough shower. Pedestal wash basin, w.c. Fully tiled walls and floor. Shaver light point. Boarded ceiling. Radiator.

BEDROOM 14'9 x 9'10

Radiator. Coved ceiling. Fitted wardrobes with mirrored doors. 9 drawers.

BEDROOM 11'9 x 11'9

Fitted wardrobes, mirrored doors, hanging and shelves. Dressing table unit. Shelves. TV point. Radiator. 4 power points.

OUTSIDE

Front brick paved driveway with parking for 1 car. Single Garage. Up and over door. Power and light. Oil c/h boiler. Front garden with lawn. Private rear garden. South facing lawn. Patio.

SERVICES

Mains water, electricity and drainage installed. Oil fired central heating.

POSSESSION

Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

VIEWING

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

Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

Since 1854

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