



ASKING PRICE

£389,950

THE DETAILS

 4  2  1



20 Manor Drive, Farmhill

Douglas

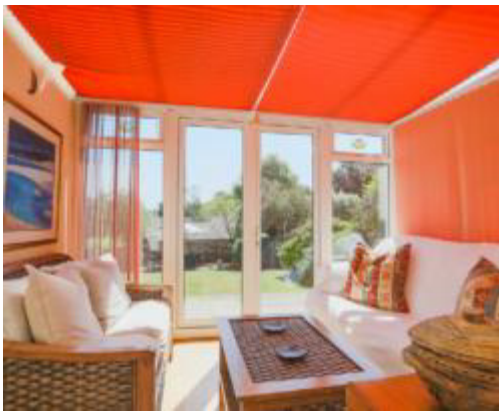
£389,950

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
20 Manor Drive, Farmhill, Douglas



PROPERTY DETAILS FOR
20 Manor Drive, Farmhill, Douglas



PROPERTY DETAILS FOR
20 Manor Drive, Farmhill, Douglas





PROPERTY DETAILS FOR

20 Manor Drive, Farmhill, Douglas

THE DESCRIPTION

- Modern detached family home
- Very popular established residential location
- 19 ft Dining Kitchen, 17 ft Lounge, Conservatory
- 4 Bedrooms, En Suite, Family Bathroom and Cloakroom
- Oil fired central heating and uPVC double glazing
- Block paved driveway parking and large Garage
- Delightful sunny rear garden with patio and decking
- PP to extend (Planning Application: 16/00549/B)

THE PROPERTY

DIRECTIONS

Leave Douglas centre via Peel Road and at Braddan Church turn left and then right at the roundabout onto Vicarage Road. Continue to the second roundabout, turn left onto Stevenson's Way, first left into Manor Road which leads directly down to Manor Drive where the property is directly opposite clearly identified by our 'For Sale' board.

ACCOMMODATION

COVERED ENTRANCE

HALL

Stairs leading to the first floor. Understairs cupboard. Coved ceiling. Wooden floor covering.

CLOAKROOM

Fitted with a white wash hand basin and toilet. Wooden floor covering.

LOUNGE (APPROX 17'0 X 12'0)

Wooden floor covering. Wall lights. Coved ceiling. Double doors leading through to:

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR

20 Manor Drive, Farmhill, Douglas

DINING KITCHEN (APPROX 19'3 X 10'0)

Fitted with a range of light wood effect base, wall, drawer and display units. Matching work surfaces with tiling behind. AEG electric oven and gas hob with filter hood. Integrated dishwasher and fridge. Sliding patio door leading to the rear garden. Wooden floor covering. Coved ceiling.

CONSERVATORY (APPROX 9'6 X 9'0)

Wall lights. Wooden floor covering. Door to the garage.

FIRST FLOOR

LANDING

Ladder access to the loft. Shelved linen cupboard. Coved ceiling.

BEDROOM 1 (APPROX 12'9 X 10'6)

Built-in wardrobes. Coved ceiling. Distant sea view.

DRESSING AREA (APPROX 7'3 X 5'9)

EN SUITE (APPROX 8'10 X 10'7)

White suite comprising corner bath with plumbed in shower over, wash hand basin and toilet. Part tiled surround and tiled floor. Mirrored medicine cabinets.

BEDROOM 2 (APPROX 13'3 X 12'0)

Built-in wardrobe. Coved ceiling.



PROPERTY DETAILS FOR

20 Manor Drive, Farmhill, Douglas

BEDROOM 3 (APPROX 11'5 X 9'0)

Built-in wardrobe. Coved ceiling. Distant sea view.

BEDROOM 4 (APPROX 10'0 X 8'0)

Coved ceiling. Distant sea view.

FAMILY BATHROOM (APPROX 6'10 X 6'9)

Fully tiled to compliment a white suite comprising bath with shower mixer lead over, vanity wash hand basin and toilet. Tiled floor. Towel rail/radiator. Fitted wall mirror.

OUTSIDE

Extensive block paved frontage with off road parking. Lawned side garden with mature boundary hedging. Private sunny rear garden mainly set to lawn with mature boundaries. Paved patio area and a decked entertainment area.

GARAGE (APPROX 19'0 X 11'0 OVERALL)

Large single integral garage fitted with a remote up and over door. Power and light installed. Plumbing for automatic washing machine. Oil fired central heating boiler and Megaflo.

SERVICES

All main services are installed. Oil fired central heating.

TENURE

Freehold.

POSSESSION

Vacant possession on completion of purchase.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR

20 Manor Drive, Farmhill, Douglas

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

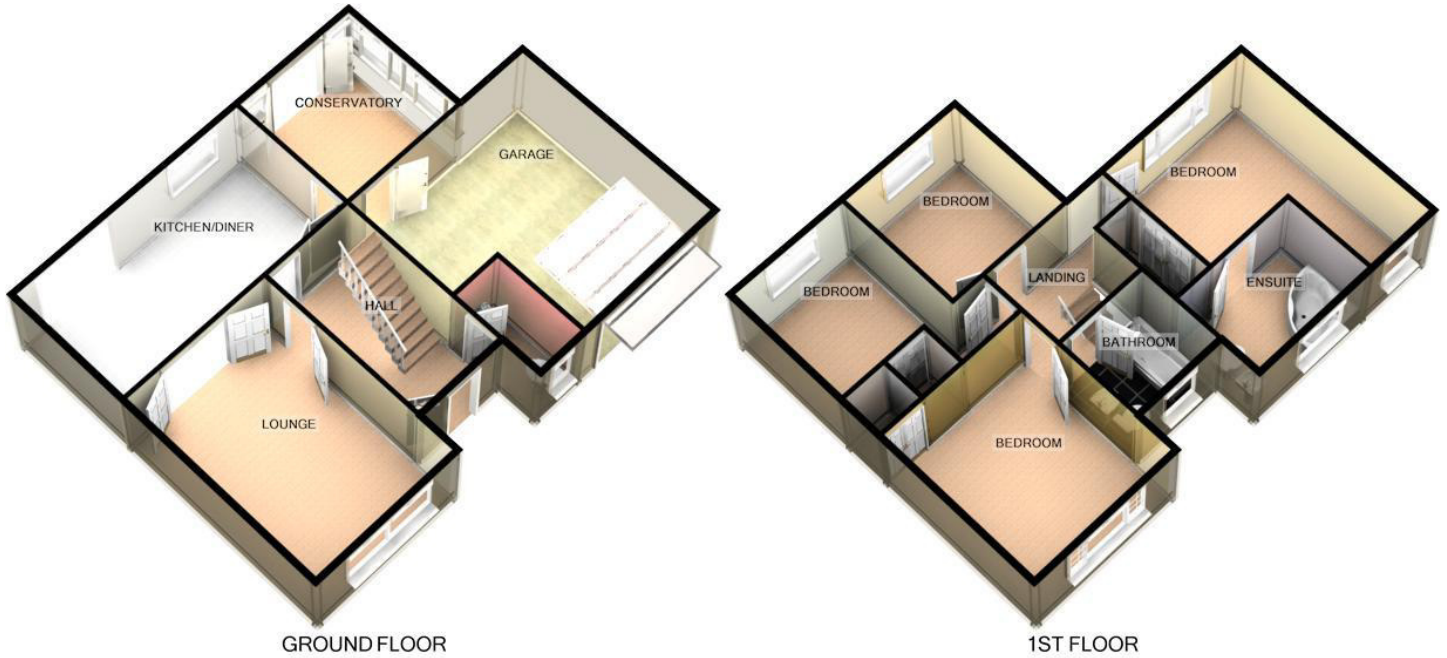
AGENT'S NOTE

There is planning permission agreed in principal (Planning Application: 16/00549/B). Plans can viewed in the Douglas office.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018