



ASKING PRICE

£289,000

THE DETAILS

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36 Ballacricy Park
Colby
£289,000

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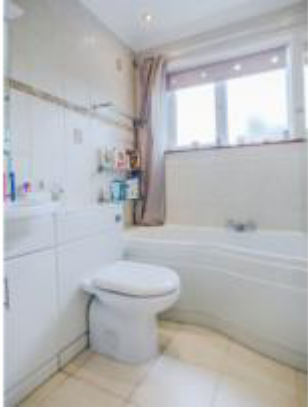
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a: 17A Orchard Road, Port Erin, Isle of Man, IM9 6AJ

PROPERTY DETAILS FOR
36 Ballacricy Park, Colby,



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THE DESCRIPTION

- Modern well presented detached bungalow
- Spacious lounge/dining room, Kitchen
- Play room/bedroom 4
- 3 Double bedrooms 1 with en-suite shower room
- Family bathroom
- Gas central heating
- uPVC double glazing throughout
- Conservatory
- Generous corner plot
- Front, side and rear garden
- Car parking for up to 3 vehicles
- Single garage

THE PROPERTY

DIRECTIONS

Travelling from Port Erin along Colby Main Road take the left turn into Ballacricy Park just before the Colby Glen Public House and Spar. Follow the road round to the right and after the tight left bend carry along and number 36 is the first bungalow after the cul-de-sac on the left hand side.

ENTRANCE PORCH

Covered porch, uPVC double glazed front door and window, tiled flooring, glazed french doors leading to:

HALL

Spacious hallway with 2 built in storage cupboards, airing cupboard plus a cupboard housing a new Vaillant boiler. Loft access with slingsby ladder and partly boarded. Glazed door leading to:

LOUNGE (APPROX 21'8 X 13'5)

Large spacious lounge/dining room with a multi fuel wood burning stove sat on a black granite hearth with a granite back, T.V point, coved ceilings and hardwood glazed doors leading to the conservatory.

KITCHEN (APPROX 16'10 X 9'6)

Large modern fitted walnut kitchen comprising a Smeg double oven, Smeg induction hob with a black glass splash back and a Smeg extractor hood. Base, drawer and wall units with large pan drawers. 1½ composite sink unit with drainer, breakfast bar with granite effect black worktops. Intergrated dishwasher, double bin, fridge freezer and built in microwave. Space and plumbing for a automatic washing machine, under counter down lighters. Double aspect window and door leading to the side of the property. Radiator, vinyl lay flooring.

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CONSERVATORY (APPROX 12'3 X 8'3)

Generous conservatory with uPVC windows all round and double doors which take you out onto the rear garden. Radiator and wood effect laminate flooring.

PLAY ROOM/ BEDROOM 4 (APPROX 13'7 X 7'8)

Large radiator, power points, coved ceiling.

BEDROOM (APPROX 10'11 X 10'2)

Good size double bedroom with built in wardrobes with part glazed doors, T.V point, window over rear garden, coved ceiling.

EN-SUITE (APPROX 6'6 X 4'0)

White 3 piece suite comprising toilet, corner wash hand basin, glass mirror and shelf, seperate shower cubicle with mixer shower. Fully tiled walls and floor. Stainless steel ladder style towel rail, spotlights.

BEDROOM (APPROX 11'9 X 10'6)

Spacious double bedroom with large fitted wardrobes with 1 side shelved and the other side for hanging. Coved ceiling, window over looking front of the property with countryside views.

BEDROOM (APPROX 11'11 X 10'5)

Large fitted wardrobe , coved ceiling, views over the front of property.

FAMILY BATHROOM (APPROX 6'7 X 5'10)

Modern white 3 piece bathroom suite comprising toilet, wash hand basin set in a vanity unit, glass mirror over sink with shelving and a light. Paneled bath with electric shower over with glass shower door. Glass shelving, stainless steel ladder style towel rail. Fully tiled walls and floor. Down lighters, Silavent extractor fan.

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OUTSIDE

Front and side lawn with mature trees and shrubs, block paved driveway and paths. Car parking for up to 3 vehicles. Lawned back garden with a raised decking area, hedge row to back of property. Gas bulk tank to side of property hidden behind garage.

GARAGE

Single garage, power points and light, up and over door.

SERVICES

All mains services are installed, gas fired central heating.

TENURE

The tenure is freehold.

POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

Strictly by appointment through the agent Black Grace Cowley.

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
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