



ASKING PRICE

£349,950



THE DETAILS

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8 Ballagale Avenue, Surby
Rushen
£349,950

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 832 200

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

PROPERTY DETAILS FOR
8 Ballagale Avenue, Surby, Rushen



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THE DESCRIPTION

- Well presented detached dormer bungalow
- Situated close to local amenities and village
- Spacious lounge, modern fitted kitchen/dining room
- Master bedroom with en-suite shower room
- 3 Further double bedrooms
- Spacious family bathroom
- En-suite cloakroom
- Large storage area/garage
- Oil fired central heating
- uPVC Double Glazing throughout
- Off road parking for up to 3 vehicles
- Well maintained front & rear garden, generous plot

THE PROPERTY

DIRECTIONS

Travelling out of Port Erin on Bay View road on reaching the halt sign turn left onto Ballafesson Road. Continue along until reaching the sharp right hand bend turn left onto Honna Road and Ballagale Avenue is the 3rd turning on your right. The property can be found straight ahead clearly identified by our Black Grace Cowley for sale sign.

ACCOMMODATION

ENTRANCE

Part glazed front door leading into large hallway, shelved storage cupboard, telephone socket, coved ceiling, wooden flooring, stairs leading to first floor.

LOUNGE (APPROX 14' X 11'11)

Large double glazed window overlooking the front of the property to far reaching views to the countryside, stone fire surround with marble hearth with open fire, coved ceiling.

KITCHEN/DINING ROOM (APPROX 25'11 X 11'5)

Modern fitted kitchen comprising base, drawer and wall units, glass panel display unit, Neff fitted double oven, Bosch stainless steel four ring hob with Neff stainless steel splash back and extractor hood, granite effect work tops, breakfast bar, 1½ stainless steel sink unit with drainer, integral fridge freezer, laminate wooden flooring, down lighters, coved ceiling, uPVC door leading to rear garden.

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UTILITY (APPROX 12'2 X 6'2)

Fitted base, drawer and wall units, granite effect work tops, single sink unit, tiled splash backs, plumbing for washing machine and dishwasher, laminate wood flooring. uPVC door leading to the side and rear garden.

MASTER BEDROOM (APPROX 10'10 X 10'5)

Double bedroom with modern fitted wardrobes with glass panels, views to the front of the property, coved ceiling.

EN-SUITE SHOWER ROOM (APPROX 6'6 X 5'9)

Fitted with a 3 piece white suite comprising toilet, wash hand basin, mirror, separate shower cubicle with mixer shower, ladder style towel rail, mirrored cabinet, tiled walls and flooring.

BEDROOM (APPROX 12'11 X 10'11)

Double bedroom, television point, coved ceiling, views over rear garden.

BATHROOM (APPROX 8'11 X 8'11)

Large family bathroom, comprising toilet, wash hand basin, paneled bath and separate shower cubicle with mixer shower, part tiled, tiled floor, ladder style towel rail, extractor fan.

FIRST FLOOR

LANDING

BEDROOM (APPROX 13'2 X 11'5)

Bright and airy bedroom with velux window.



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EN-SUITE CLOAKROOM (APPROX 10' X 6'5)

2 piece white suite comprising of toilet and wash hand basin, generous shelved storage cupboard with radiator, velux window.

BEDROOM (APPROX 13'2 X 11'11)

Good size double bedroom with fitted cupboards, velux window, and under eaves storage.

GARAGE/STORE ROOM (APPROX 20'1 X 11'10)

Spacious room housing Camray oil fired central heating boiler, water cylinder, cupboard housing electric meter, telephone socket, power points, laminate wooden flooring. Currently being used as a storage area but could easily be converted back to a garage.

OUTSIDE

Large paved driveway with plenty of car parking for up to 3/4 cars, border with bark and stones with mature shrubs planted for easy maintenance, private hedgerow to the front of the property. Good sized rear lawned area, paved patio, coal bunker, fenced of oil tank, shed, border with mature shrubs and trees.

SERVICES

All mains services are installed. Oil fired central heating.

TENURE

The tenure is Freehold.

VIEWINGS

Viewings strictly through the agent Black Grace Cowley.

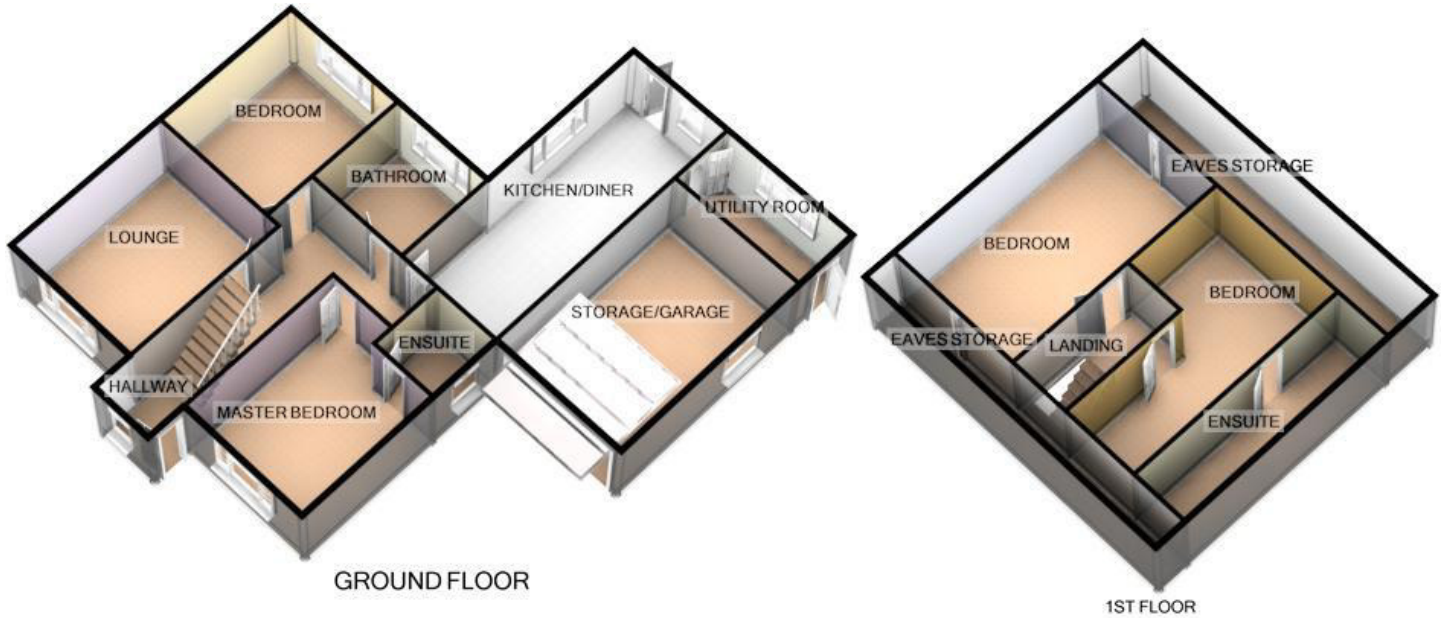
POSSESSION

Vacant possession on completion of purchase.

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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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