



ASKING PRICE

£162,900



## THE DETAILS



9 Little Meddow

Andreas

£162,900

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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

PROPERTY DETAILS FOR  
**9 Little Meddow, Andreas**





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PROPERTY DETAILS FOR

# 9 Little Meddow, Andreas

## THE DESCRIPTION

- Semi detached house in quiet location
- Walking distance of Village amenities
- Lounge, Kitchen, Conservatory
- 2 double Bedrooms, Dressing Room and Bathroom
- Gas fired central heating
- Off road parking
- Easily maintained front and rear gardens

## THE PROPERTY

### DIRECTIONS

Driving through Andreas from Ramsey on the A9, continue past the turning into the Village on the B6 and Little Meddow is the second turning on the left. The property can be easily identified by our For Sale board.

### UPVC ENTRANCE PORCH

Part glazed front door into:

### LOUNGE (*APPROX 15'4 X 8'9*)

Dual aspect windows with Venetian style blinds. Wood effect laminate floor covering. Understairs storage. TV and phone points. Wall mounted electric fire.

### KITCHEN (*APPROX 15'4 X 8'9*)

Fitted with a range of beech effect base, wall and drawer units with contrasting worktops and tiled splashbacks. Tiled floor covering. Double oven and 4-ring hob. Dishwasher. Power points.

### CONSERVATORY (*APPROX 13'0 X 9'7*)

uPVC conservatory with wood effect laminate floor covering. French doors out onto small rear garden and decked area. Vertical fitted blinds. Power and phone points.

### FIRST FLOOR

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### LANDING

Loft access. Storage/linen cupboard.

### BEDROOM 1 (*APPROX 10'5 X 8'10*)

Double bedroom with wood effect laminate floor covering. TV and power points.

### WALK-IN DRESSING ROOM

Hanging rail.

### BEDROOM 2 (*APPROX 10'6 X 8'10*)

Double bedroom with wood effect laminate floor covering. TV and power points.

### BATHROOM (*APPROX 6'4 X 5'11*)

P-shaped bath with plumbed in shower over and curved glass screen. Fitted sink and undercroft vanity storage unit with over-lit mirror and wall cupboard. Pedestal WC. Tile effect walls and vinyl floor covering.

### OUTSIDE

Parking for 2 cars. Rear patio and decked area. Garden shed.

### SERVICES

All mains services are installed. Gas fired central heating with an Alpha combination central heating boiler.

### TENURE

Freehold.

### POSSESSION

Vacant possession on completion of purchase.

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**VIEWINGS**

By appointment through the Agent, Black Grace Cowley.

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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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