



ASKING PRICE

£289,950



## THE DETAILS



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62 Lakeside Road, Governors Hill

Douglas

£289,950

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







## THE DESCRIPTION

- Semi detached house situated in a pleasant position in Governors Hill
- Good sized Lounge, Conservatory, Kitchen Diner, built in storage throughout
- 3 Bedrooms and Family Bathroom
- Double glazed windows and Gas fired central heating
- South west facing private rear garden
- Allocated private parking to the rear of the property
- Being sold with no onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 62 Lakeside Road in Governors Hill for sale. A substantial semi detached 3 bedroom modern home situated within walking distance of Governors Hill local amenities and Cronk y Berry Primary School.

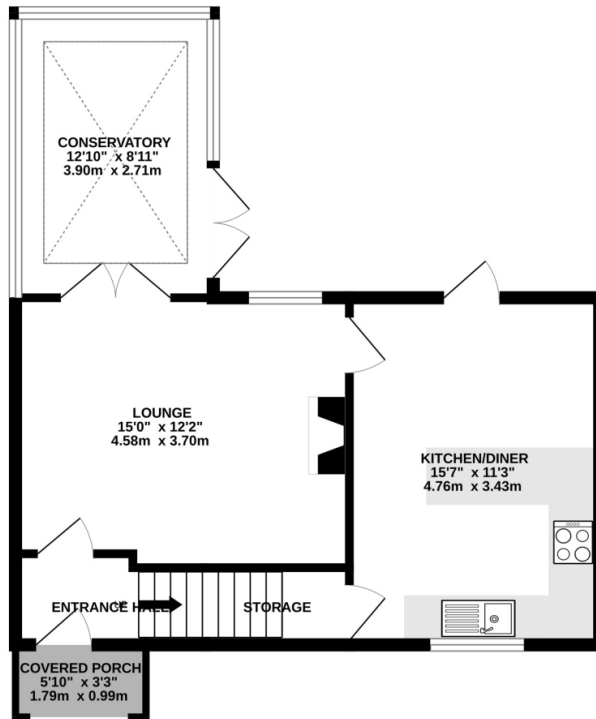
The property itself has a covered Vestibule Porch to the front with lawned garden and front door leading into the property's Entrance Lobby with carpeted stairs leading up to the first floor. Off the lobby is a door leading into a good sized Lounge with double glazed window looking over the rear garden, electric feature fireplace and set of double doors giving access out to the Conservatory which is uPVC double glazed to all sides with a set of French patio doors leading onto the rear garden. Also off the Lounge is a door leading to the Kitchen Diner fitted with a range of base, wall and drawer units with laminate work tops and space for appliances, Worcester Bosch wall mounted combi boiler, uPVC door out to the garden and large built in storage cupboard under the stairs.

To the first floor there is a good sized landing with access to the roof space, built in airing cupboard, double glazed window looking across to a green space within Governors Hill. Off the landing there are 3 Bedrooms, two of which are excellent sized doubles and the 3rd a single bedroom, Family Bathroom with panelled bath and shower over, wash hand basin and W.C.

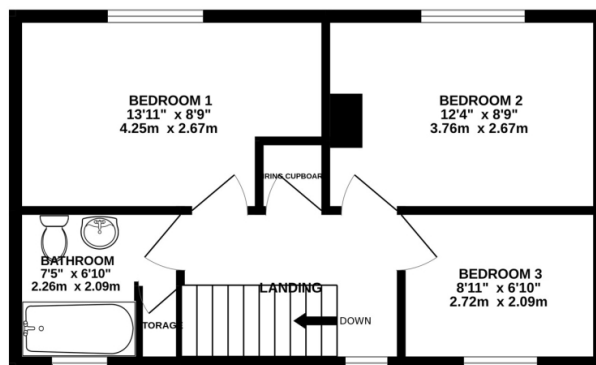
Outside to the rear of the property is a south west facing garden which is mainly laid to lawn with two decking area and an additional patio space directly off the kitchen, fenced to all three sides with a gate to the rear giving access to a private parking area allocated for number 62.

# FLOORPLAN

GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PROPERTY DETAILS FOR

# 62 Lakeside Road, Governors Hill, Douglas

## Disclaimer

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