



ASKING PRICE

£449,950

THE DETAILS

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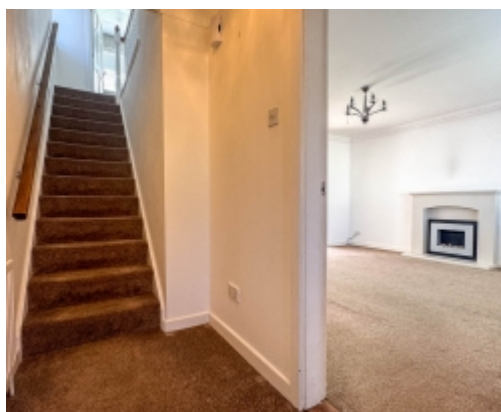
19 Harcroft Avenue
Saddlestone, Douglas
£449,950

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

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

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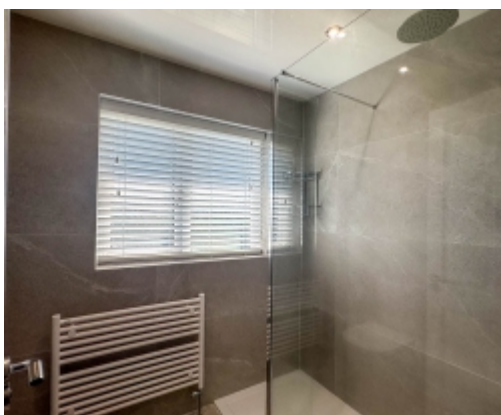
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THE DESCRIPTION

- Detached Modern Home situated in an elevated position with views to the rear
- Large South facing rear garden
- Entrance Porch and Hallway
- Lounge Dining Area, Modern Fitted Kitchen and Utility Room
- 3 Bedrooms, Modern Shower Room
- Single Garage with newly fitted roller door
- Off street parking for two vehicles
- uPVC double glazed, recently installed uPVC Facias and Soffits
- Gas Central Heating
- No onward chain

THE PROPERTY

Black Grace Cowley are pleased to offer 19 Harcroft Avenue to the market. This immaculately presented detached home is sat in an elevated position with a south facing garden and benefits from plenty of natural light. A uPVC double glazed door gives access into the entrance porch and hallway. Off the hall, there is a door into a good sized living room with an arched opening that leads through to the dining area. The dining area has a set of sliding patio doors giving access out to the rear garden. Also off the lounge is a door into the kitchen which is fitted with a range of wood effect wall and base units, access through to a utility/laundry room, which also gives access out to the properties south facing garden. Taking the stairs up to the first floor, off the landing there is a built-in airing cupboard and three bedrooms, two of which are excellent sized doubles, one of which has rural views. The third bedroom is a good size single bedroom situated to the front of the house, also off the landing is a recently modernised family shower room with walk- in wet room style shower cubicle, wash hand basin and WC, fully tiled walls and flooring

In addition to the house there is a single garage, which has a newly fitted roller door to the front. The gas fired central heating boiler is located within the garage. There's a block paved driveway providing off street parking for two vehicles, a front lawn with Manx Palm tree. There's a side gate giving access to the rear garden. The rear garden is a large, flat and south facing garden attracting plenty of light throughout the day. There's a large patio area directly off the house with timber fencing to all sides and a good sized shed.



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The property has been well maintained by the current vendor and is situated within walking distance of Scoill Vallajeelt and footpaths that give easy access down to the NSC, local bus routes and local amenities.

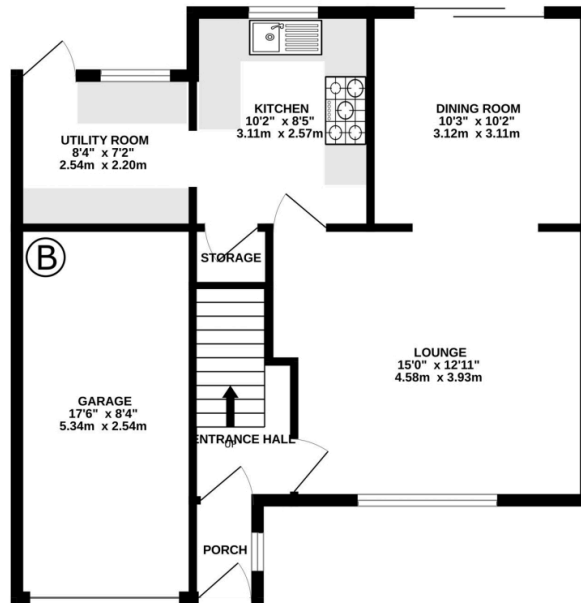
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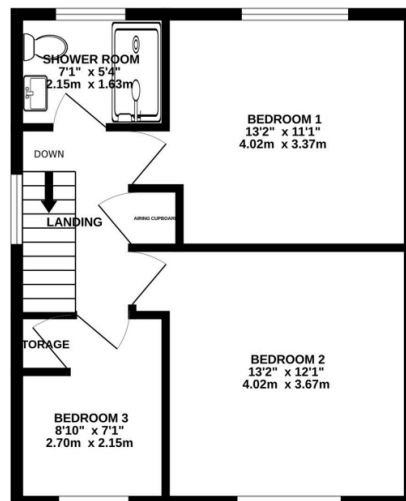
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FLOORPLAN

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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Disclaimer

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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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