



ASKING PRICE

£389,950

THE DETAILS



4



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2



1 Ballacottier Meadow

Douglas

£389,950

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





1 Ballacottier Meadow, Douglas



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THE DESCRIPTION

- Semi Detached House well situated on the edge of the Isle of Man Business Park
- Just a short drive from Douglas Town Centre
- Lounge, Modern Kitchen Diner and additional Sun Lounge
- Ground Floor 4th Bedroom and Shower Room
- 3 Bedrooms on the 1st Floor and Bathroom
- Garage and off street parking
- Courtyard Garden to the rear
- uPVC double glazed throughout, Gas central heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 1 Ballacottier Meadow to the market. This modern and extended semi-detached house sits on a corner plot within the Ballacottier Meadow development.

Upon entering the property there is an entrance hall with stairs leading up to the first floor. Off the entrance hall there is a door into a good size lounge with a double glazed window to the front aspect and a set of double doors leading into the kitchen/diner. The Kitchen Diner has a range of wood effect wall and base units, with some integrated appliances and a built-in understairs storage cupboard, which is accessed from the dining space. Double glazed window looking onto the rear courtyard and then a set of double glazed doors that lead it into the Sun lounge which forms part of the rear extension. A set of uPVC double glazed doors lead out to the courtyard garden. A door leads into the ground floor bedroom area, Bedroom 4 is situated on the ground floor with a double glazed window to rear aspect and a separate shower room fitted with a walk-in shower cubicle, WC and wash hand basin.

Taking the stairs up to the first floor there are a further three bedrooms. Bedroom 1 is situated to the front of the property with fitted wardrobes. Bedroom 2 is situated to the rear alongside Bedroom 3. There is a built-in airing cupboard off the landing. The family bathroom with built in storage, panelled bath, WC and wash hand basin.



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1 Ballacottier Meadow, Douglas

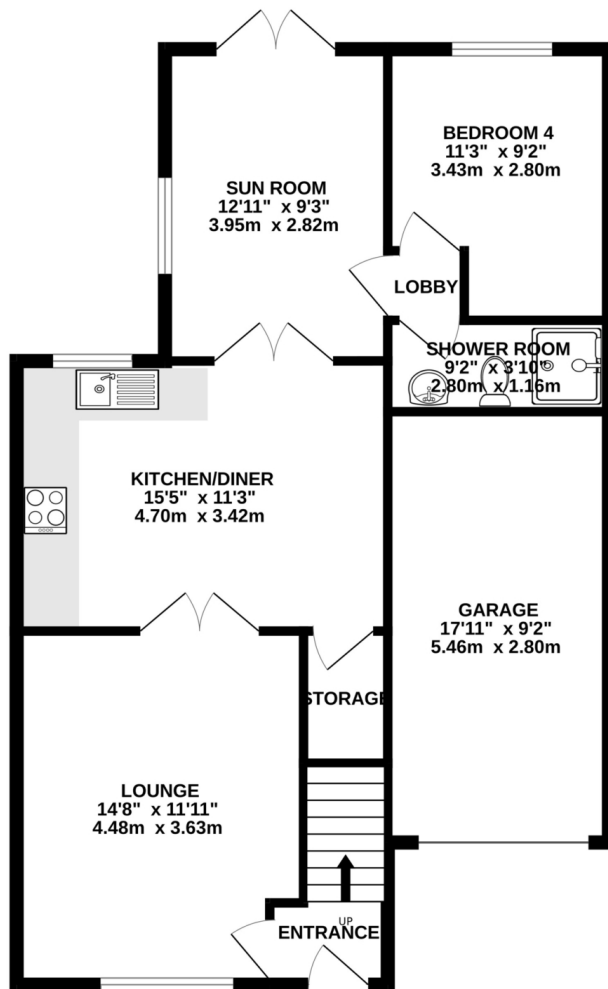
In addition to the living space, there is a good sized garage with roller door to the front and concrete floors. The property itself has been rented for a number of years and is being sold with no onward chain. Gas central heating. Within walking distance of Isle of Man Business Park, including Cycle 360 coffee shop and café. A short drive from Douglas Town Centre and a 15 minute drive from Ronaldsway Airport.

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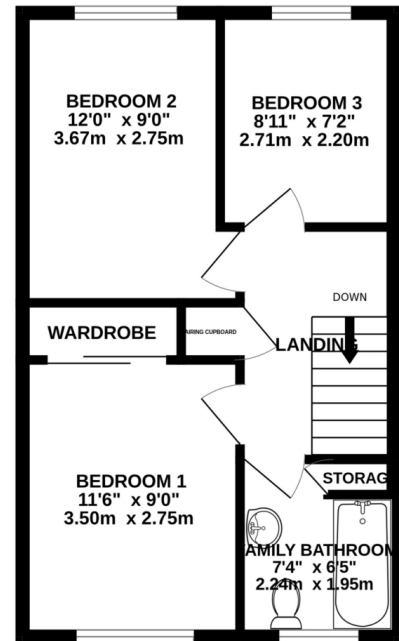
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FLOORPLAN

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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