

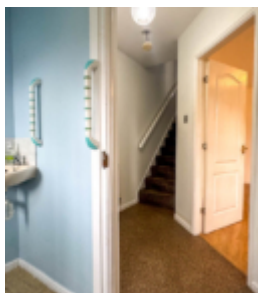


ASKING PRICE

£355,000

THE DETAILS

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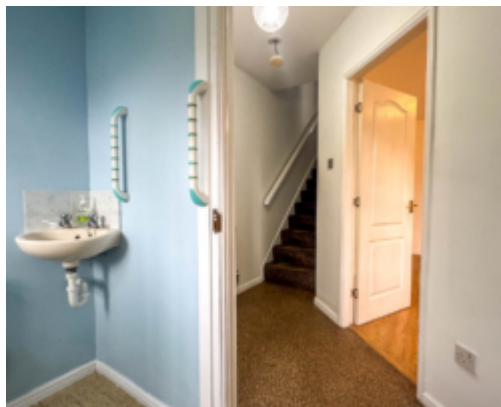


31 Murrays Lake Drive
Mount Murray, Santon
£355,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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







THE DESCRIPTION

- 3 Storey Semi-Detached Modern House in Mount Murray
- Walking distance to Comis and Mount Murray Golf Course, 10 minute drive to both Douglas Town Centre and Castletown
- Large Kitchen Diner, Lounge, Downstairs WC
- 4 Bedrooms, 2 Bathrooms
- 3 Bedrooms on 1st Floor, 4th Bedroom and En-Suite on top floor
- Large corner plot, with side and rear garden
- uPVC double glazed throughout, Gas Central Heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 31 Murray's Lake Drive to the market. This modern three storey semi-detached home is situated within the Mount Murray development in Santon. The property benefits from modern uPVC double glazing throughout and offers spacious accommodation over three levels.

Upon entering the property there is an entrance hall with a door into a downstairs WC, and stairs up to the first floor. Off the entrance hall is a door leading into a good sized lounge with a built in understairs storage cupboard and a uPVC window to the front aspect. A set of double doors that lead out to the open-plan style kitchen diner which is fitted with a range of country style wall and base units with laminate worktops, stainless steel sink and drainer and a wall mounted gas combi boiler. uPVC double glazed window looking onto the rear garden and a set of French patio doors giving access out to a large rear and side garden.

On the 1st floor there is spacious landing with three bedrooms, two of which are good sized doubles and the third is a single or an ideal study space. The family bathroom is fitted with a panelled bath, wash hand basin and WC. From the 1st floor landing there are stairs up to the top floor where bedroom 4 is located, which is a large double bedroom with built in eaves storage on both sides and three Velux windows offering plenty of natural light. Bedroom 4 benefits from an en-suite shower room fitted with a corner shower cubicle, wash hand basin and WC, Velux window.



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31 Murrays Lake Drive, Santon

Externally, the property occupies an excellent sized plot, with a large rear and side garden which is timber fenced to all sides with a patio area directly off the kitchen diner, there is a hard standing which would accommodate a shed or greenhouse. The garden is mainly laid to lawn with a paved footpath giving access to the front of the property.

The property is located within walking distance of the Comis Hotel and its local amenities, plus just walking distance to Mount Murray Golf Course. It's only a 10 minute drive to Ronaldsway Airport and just a 5-10 minute drive from Douglas Town Centre.

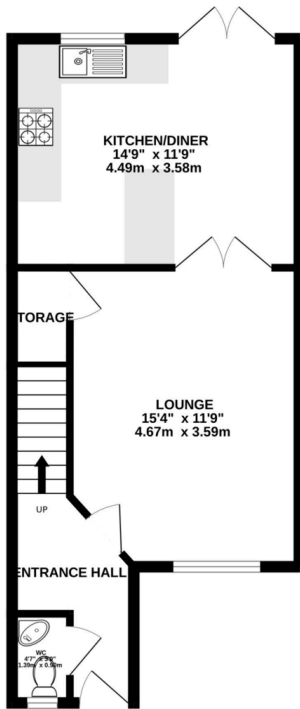
Offered for sale with no onward chain. To appreciate the space on offer, please call Black Grace Cowley on 01624 645555

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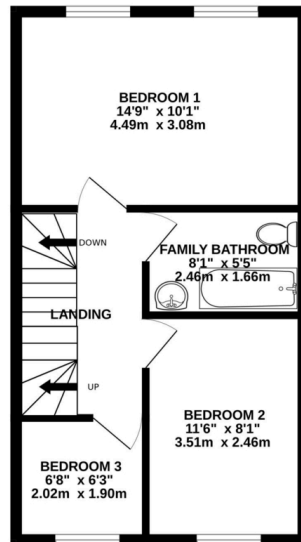
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FLOORPLAN

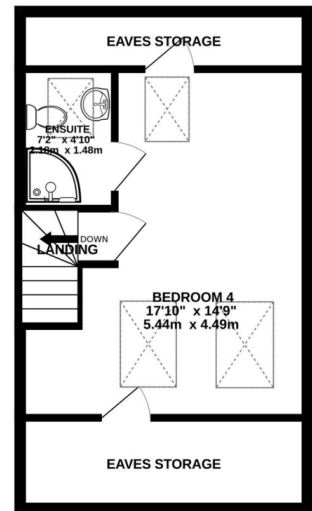
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOP FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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31 Murrays Lake Drive, Santon

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