



ASKING PRICE

£309,950

THE DETAILS



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22 Lakeside Road

Douglas

£309,950

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

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Well presented Mid- Terrace House
- Situated in a sought after area and within walking distance of Cronk Y Berry Primary School and local amenities
- Lounge/Diner, Modern Kitchen
- 3 Bedrooms, 2 Bathrooms (1 En-suite) plus Study Area
- Low maintenance rear garden
- Gas fired central heating, Double glazed throughout
- Viewing recommended to appreciate the space on offer

THE PROPERTY

Black Grace Cowley are pleased to offer 22 Lakeside Road to the market. This mid-terraced home offers extended accommodation in a sought after area in the ever popular Governors Hill Development, within walking distance of Cronk Y Berry Primary School and local amenities, just a short 5-10 minute drive of Douglas Town Centre and Nobles Hospital.

Upon entering the property there is an entrance hall with stairs up to the first floor. To left, a door leads into the lounge/diner, with a uPVC double glazed window to the front aspect, feature electric fireplace and small understairs storage cupboard. A door leads into the modern kitchen which is fitted high gloss grey base and wall units and white high gloss wall units, contrasting wood effect worktops, induction hob and oven and space for a washing machine, tumble dryer and full height fridge freezer. Marble effect ceramic tiles to the floor and matching back splash. Fully glazed door leading out to the rear garden.

On the first floor there is a good size landing. Bedroom 1 is situated to the rear and a good-sized double bedroom. Bedroom 2 is situated to the front and is a good sized single bedroom with space for a fitted wardrobe if desired. The family bathroom is fitted with a modern suite comprising of a bath with a shower over, wash hand basin with vanity storage below and a mirrored cabinet above and WC. Lastly off the landing is the study area, with a set of stairs leading to the second floor. On the second floor is a bright and airy master bedroom with eaves storage and an en-suite shower room fitted with a walk in shower, wash hand basin with vanity storage below and WC.

To the rear of the property there is a good sized garden, with a paved patio directly off the kitchen and cobbled stones which lead to a raised deck.



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Gas central heating. uPVC double glazed.

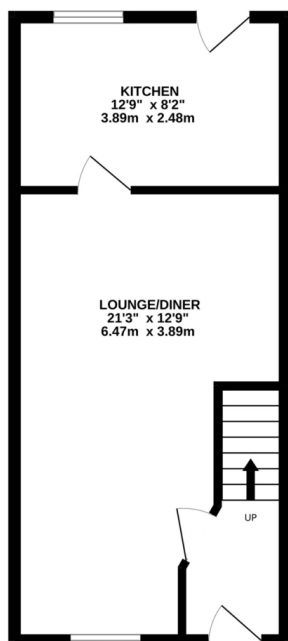
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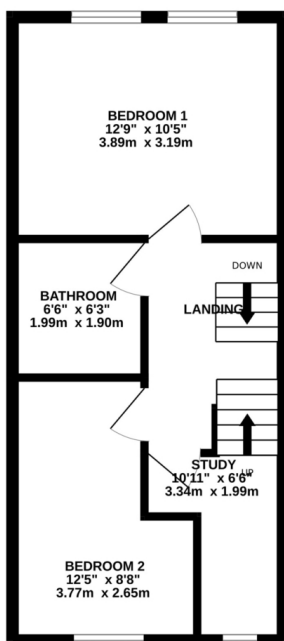
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FLOORPLAN

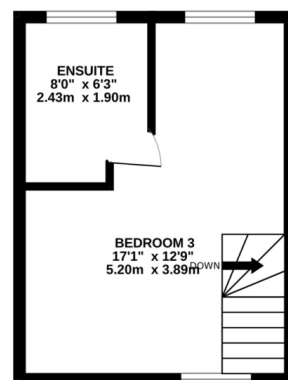
GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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