



ASKING PRICE

£399,950



## THE DETAILS



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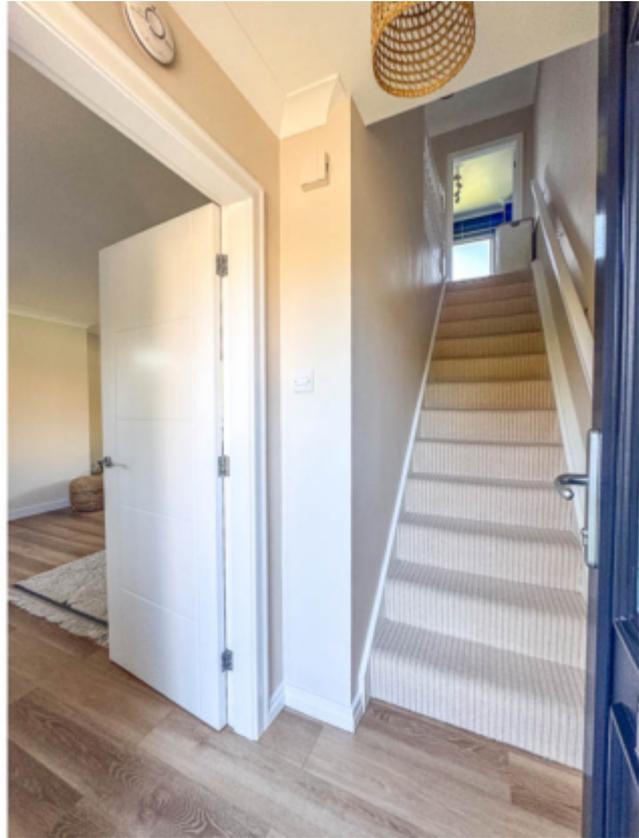


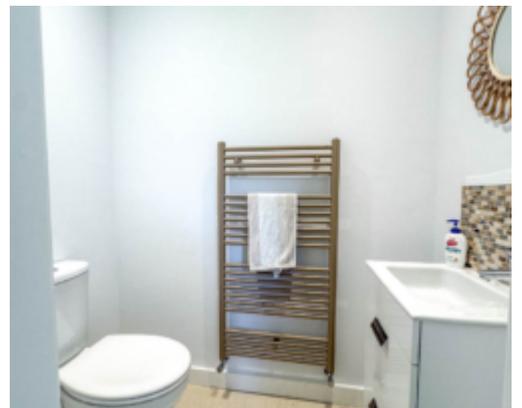
17 Ashbourne Avenue  
Saddlestone, Douglas  
£399,950

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

- Immaculately presented semi-detached house
- Situated in a sought after area in Saddlestone
- Lounge, Modern Kitchen Diner
- 3 Bedrooms, 1 Bathroom
- Utility Room, Garage
- Off road parking for 2 cars
- Front and Rear Garden
- Gas Central Heating, uPVC double glazed
- Viewing highly recommended
- Earliest completion date; August 2026

## THE PROPERTY

Black Grace Cowley are delighted to offer 17 Ashbourne Avenue to the market. An immaculately presented semi-detached house in a sought-after area. Within walking distance of Scoill Vallajeelt, the NSC and regular bus route.

Entering the property via the composite door which leads into an entrance hall with carpeted stairs leading to the first floor and a door into the lounge. The lounge is situated at the front of the property with a feature bay window and wood effect flooring. An opening leads through into the spacious kitchen diner fitted with a modern kitchen comprising of navy base, wall and drawer units with contrasting marble worktops, breakfast bar with seating for three, AEG induction hob and extractor fan above, Bosch oven and microwave, integrated dishwasher and understairs storage cupboard. Off the dining area is a bi-fold door providing access to the rear patio and garden. From the Kitchen is access into the Utility Room with space and plumbing for a washing machine, tumble dryer and fridge freezer, a uPVC double glazed door provides access to the rear garden, a downstairs WC fitted with a wash hand basin with vanity storage below and a WC. From the utility room is a door leading to the garage which has an up and over door to the front and houses the Valliant gas boiler.

On the first floor is a bright landing. Bedroom 1 is situated to the rear of the house and is a generous double bedroom, Bedroom 2 is situated to the front of the property and is a good size double bedroom. Bedroom 3 is an I-shaped single bedroom, situated to the front of the property, and benefits from a built in cupboard over the stairs. The family bathroom is fitted with a modern suite comprising of a p-shaped bath with shower over, wash hand basin and WC, fully tiled walls.



PROPERTY DETAILS FOR

## 17 Ashbourne Avenue, Saddlestone, Douglas

To the front of the property there is off road parking for two cars. To the rear there is a large garden mainly laid to lawn with timber fencing to three sides and a side gate providing access to the front of the property.

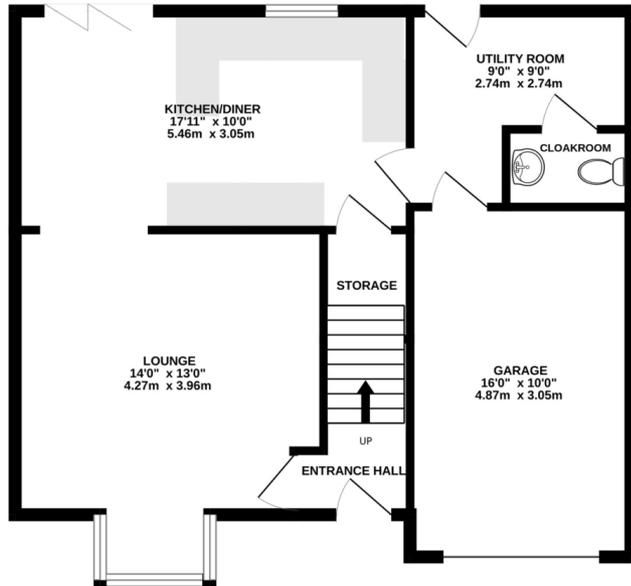
A viewing is highly recommended. Gas fired central heating. uPVC double glazed throughout.

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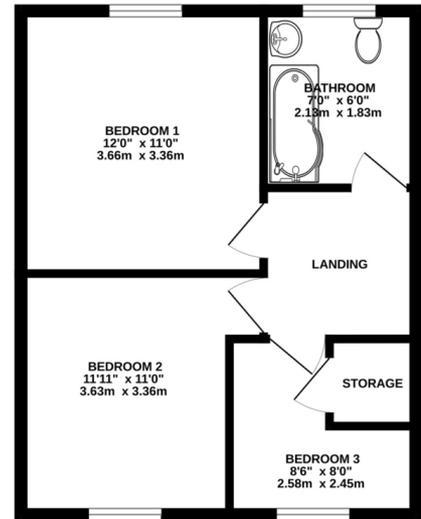
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# FLOORPLAN

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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17 Ashbourne Avenue, Saddlestone, Douglas

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