



ASKING PRICE

£495,000

## THE DETAILS



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2



9 Ballaughton Manor Hill

Douglas

£495,000

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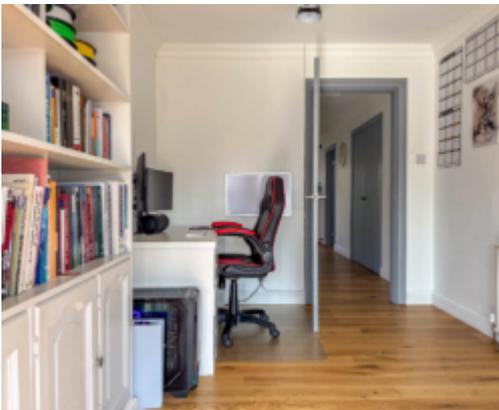
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# 9 Ballaughton Manor Hill, Douglas











## THE DESCRIPTION

- Contemporary Detached True Bungalow in Saddlestone
- Within walking distance to local primary school and the NSC, just a short drive from Douglas Town Centre
- Beautifully modernised and maintained by the current vendors
- Open-plan modern kitchen/diner/lounge and sun room
- 3 Bedrooms, Family Bathroom and additional WC
- Detached single garage and off street parking for 3-4 vehicles
- South facing rear garden
- Gas central heating
- Viewing highly recommended

## THE PROPERTY

Black Grace Cowley are delighted to offer 9 Ballaughton Manor Hill to the market. This fully renovated detached bungalow sits on a generous sized plot in Saddlestone. Current vendors have refurbished the property to create a modern contemporary space.

On entering the entrance hall, there is a large fitted double cloaks cupboard to one wall, and the entrance hall then opens into the lounge diner which has dual aspect uPVC double glazed windows and hardwood floors through the hallway and lounge space. A feature log burner and an opening into the modern fitted kitchen. The kitchen was recently installed with a range of shaker style wall and base units with black handles, solid wood worktops, integrated appliances include a dishwasher, fridge freezer, oven, microwave and ceramic hob with overhead extractor. Double glazed window looking onto the rear garden and a uPVC door giving access out to the driveway. Access to the kitchen can also be found from the entrance hall. Off the entrance hall there are 3 bedrooms, the master bedroom is situated to the front of the property and is a large double bedroom with a uPVC double glazed picture window and a bank fitted wardrobes to one wall, Bedroom 2 is situated to the rear of the property and is south facing with a large picture window overlooking the rear garden. Bedroom 3, currently set up as a study, is an excellent sized 3rd bedroom with built in storage to one corner. Off bedroom 3 there is a set of sliding patio doors that lead out to the sunroom, which has a solid roof, uPVC double glazed to all sides and a set of French patio doors that give access out to the rear garden. Lastly from the entrance hall, is a door into the family bathroom suite, which has been fully modernised by the current vendors. Fitted with a bath with rain shower shower attachment over, wash hand basin and WC, built-in shelving and a patterned glass double glazed window to the side aspect, separate from the family bathroom, there is an additional guest cloak room, which also has a pattern glass, double glazed window to side aspect.



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Externally there is off street parking to the side of the property for 3 to 4 vehicles. At the end of the driveway there is a detached single garage, which has an up and over door to the front and a window to the rear. To the front the gardens are mainly lawned with a mature hedge border to the front, offering complete privacy and fenced to all sides. Gate access to both sides provide access to the rear garden, which is south facing, and has a large patio directly off the sunroom, which leads onto the lawned gardens and raised beds and a perfect terrace/play area to the right hand side of the outside space.

The bungalow is located within walking distance of a local primary school, the NFC and local amenities. Just a short drive or bus journey into Douglas Town Centre.

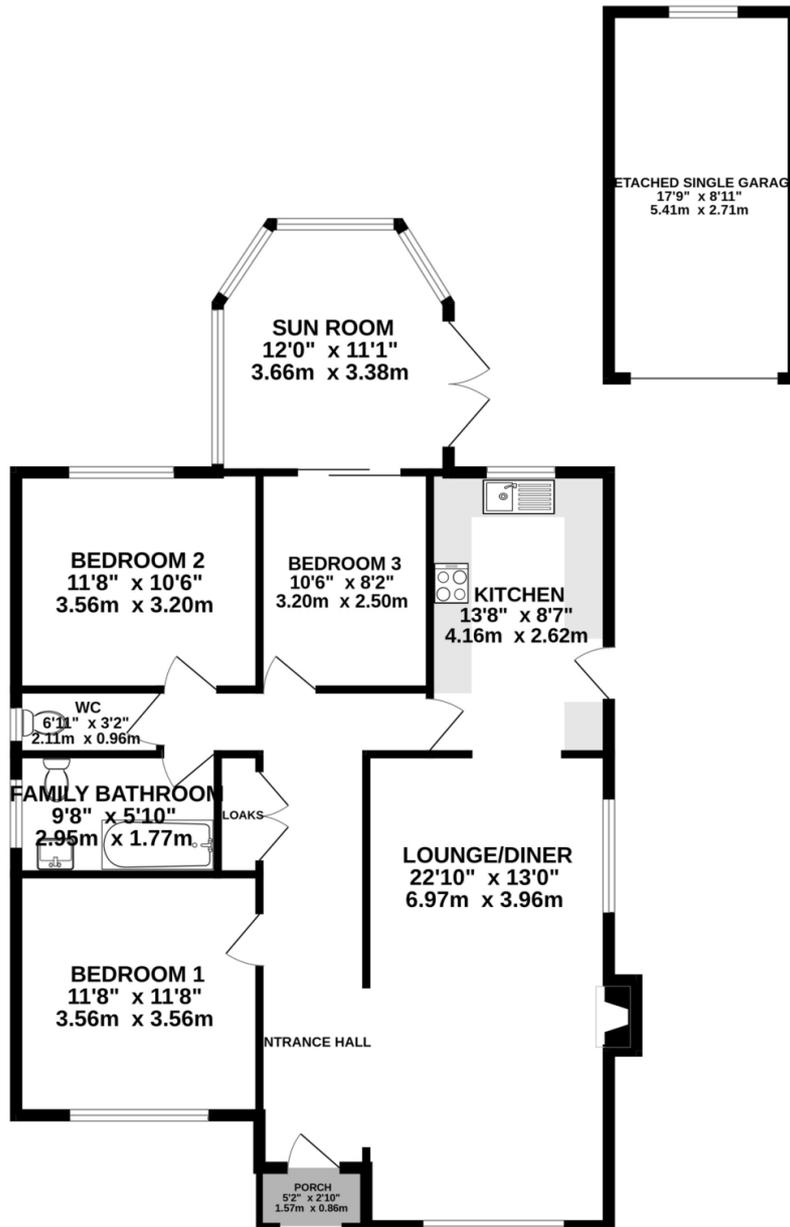
To view this excellent example of a modern bungalow call Black Grace Cowley on 01624 645555

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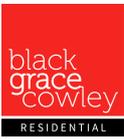
FLOORPLAN

GROUND FLOOR  
1244 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.5 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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