



ASKING PRICE

£469,950



## THE DETAILS



3



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22 Glen Vine Park

Glen Vine

£469,950

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

PROPERTY DETAILS FOR  
22 Glen Vine Park, Glen Vine



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## THE DESCRIPTION

- Detached True Bungalow situated in a quiet cul-de-sac
- Close to local amenities, Marown school and easy access to Nobles Hospital
- Modern Kitchen, Lounge/Diner, Sunroom
- 3 Bedrooms, 1 Bathroom
- Single Garage, off street parking for 3 vehicles
- Large south facing rear garden, lawned gardens to the front
- Distant Hill Views
- Oil Fired Central Heating, newly fitted uPVC double glazing throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to bring Number 22 Glen Vine Park to the market. This excellent-sized detached true bungalow sits within a generous plot in Glen Vine Park, a quiet cul-de-sac situated within the Marown School catchment area. To the front of the property is a lawned garden and a block-paved driveway, providing ample parking for three to four vehicles. A footpath gives access around the side of the property and through to the rear garden.

From the driveway, a uPVC double-glazed door leads into the vestibule, which opens into a spacious L-shaped entrance hall. Off the entrance hall is the lounge diner, which stretches across the rear of the property. It features a double-glazed window overlooking the rear garden and sliding patio doors leading into the sunroom. There is an electric feature fireplace to one wall and an internal window, which was formerly a serving hatch between the kitchen and dining area. Steps lead down into the sunroom, which enjoys dual-aspect double-glazed windows and a double-glazed door providing access to the rear garden. Also off the entrance hall is the modern fitted kitchen, which offers a range of beech-effect wall and base units, laminate worktops, and a stainless-steel sink and drainer. There is a double-glazed window to the side aspect and a uPVC double-glazed door providing access to the side pathway.



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## 22 Glen Vine Park, Glen Vine

The property offers three good-sized double bedrooms. Bedrooms one and two are situated at the front of the bungalow and both benefit from fitted wardrobes. Bedroom three is located to the side of the property and features a double-glazed window to the side aspect. Completing the accommodation is a modern family shower room, which includes a built-in storage cupboard, an additional airing cupboard, a large walk-in shower cubicle with sliding door, rainfall shower and handheld attachment, wash hand basin with pedestal, and WC. There is also a double-glazed window to the side aspect.

To the rear of the property is a private, secluded, south-facing garden. The garden has been landscaped and is mainly laid to lawn with mature shrub borders. It is enclosed by timber fencing on all three sides and, in the far corner, there is a timber-built potting shed/garden room.

In addition to the bungalow itself, the property benefits from a single garage, accessed via an electric roller door from the driveway. To the rear of the garage is a window overlooking the garden. The oil-fired central heating boiler is located here, and there is space and plumbing for both a washing machine and tumble dryer. A side door from the garage provides access to the oil tank area.

The property is located within a short distance of Crosby's local amenities, including the Co-op, Costa Coffee, and the local pub. It also falls within the Marown School catchment area. There is easy access to Noble's Hospital and convenient bus routes providing straightforward commutes to QEII High School and Douglas town centre. The location also offers easy access to Peel.

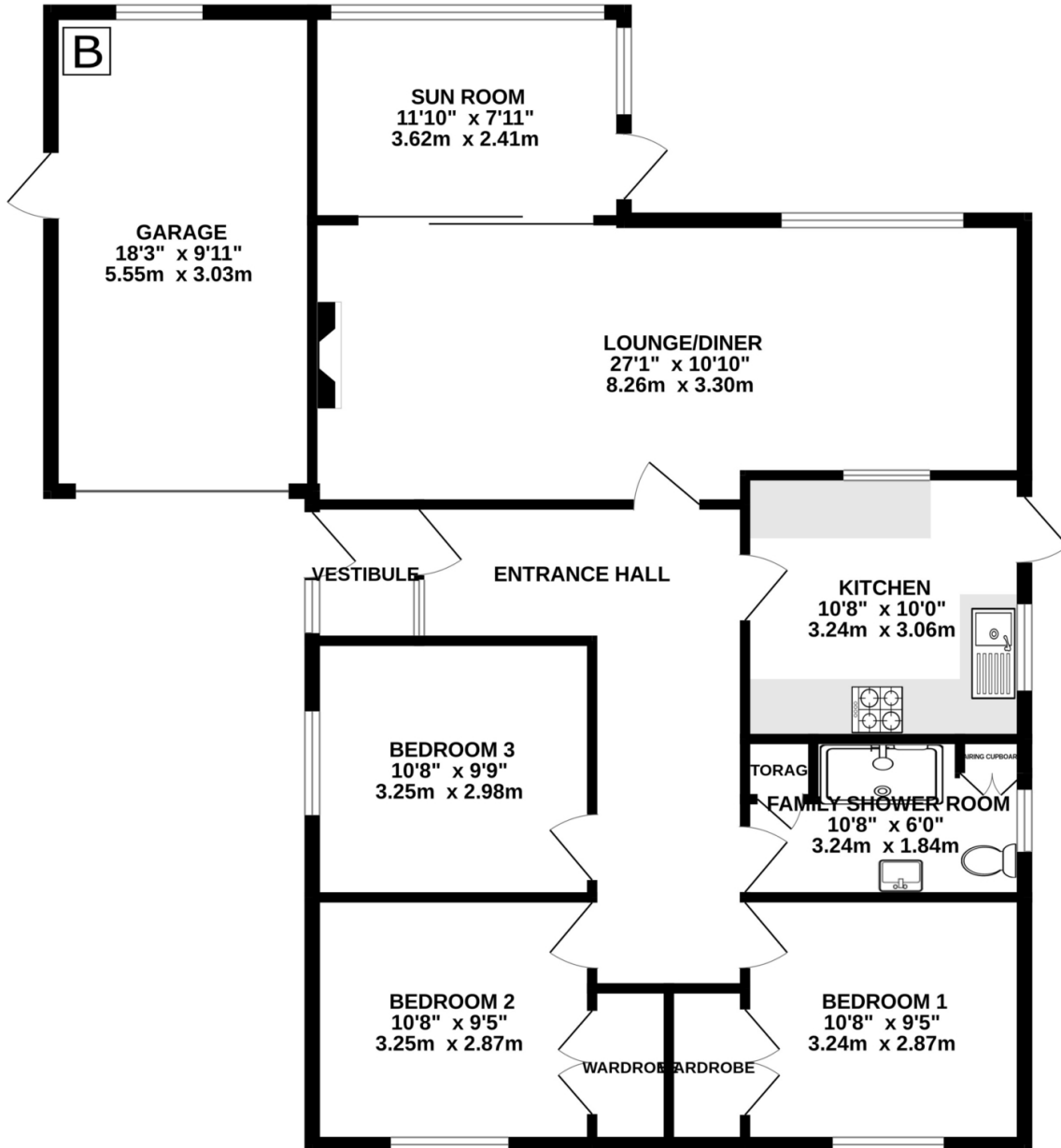
The property is offered for sale with no onward chain. To fully appreciate the space on offer, both inside and out, please contact Black Grace Cowley to arrange a viewing.

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# FLOORPLAN

GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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