



ASKING PRICE

£304,950

THE DETAILS



5 Ballanawin
Douglas
£304,950

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
5 Ballanawin, Douglas



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THE DESCRIPTION

- Bright and well-presented semi-detached family home
- Popular residential location, close to Noble's Hospital and The Roundhouse leisure complex
- 3 Bedrooms, Contemporary Family Bathroom
- Spacious living room, Modern breakfast kitchen
- Driveway providing parking for 1–2 vehicles
- Landscaped front lawned garden
- Raised decked entertaining area, Garden shed
- Attractive corner plot
- Excellent local schools and amenities nearby
- Regular bus route with Douglas city centre approximately 10 minutes away
- uPVC double glazed throughout, Gas fired central heating

THE PROPERTY

Black Grace Cowley are delighted to offer 5 Ballanawin to the market. A bright and immaculately presented semi-detached family home, occupying an attractive corner plot in a popular residential area. Conveniently located close to local schools, Noble's Hospital, The Roundhouse leisure complex and excellent transport links into Douglas, this is an ideal home for families and first-time buyers alike.

To the front of the property there is a landscaped lawned garden and driveway providing off street parking for 1-2 vehicles. Upon entering the property there is a welcoming entrance hall with stairs leading to the first floor. There is a good-sized living room which is bright and generously proportioned with ample space for both seating and entertainment. The breakfast kitchen is fitted with a range of modern base and wall units and space for a dining area.

On the first floor, there is a bright landing, off of which there are three good sized bedrooms. Bedroom 1 is a double bedroom situated to the front of the property, Bedroom 2 is situated to the rear and a generous double bedroom, Bedroom 3 is a good sized single bedroom. The family bathroom is fitted with a contemporary suite comprising of a p-shaped bath with shower over, wash hand basin and WC, mirrored vanity unit and heated towel rail.

To the rear of the property there is an impressive raised decked seating area, perfect for outdoor entertaining and a useful timber garden shed for additional storage.



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Gas fired central heating. uPVC double glazed.

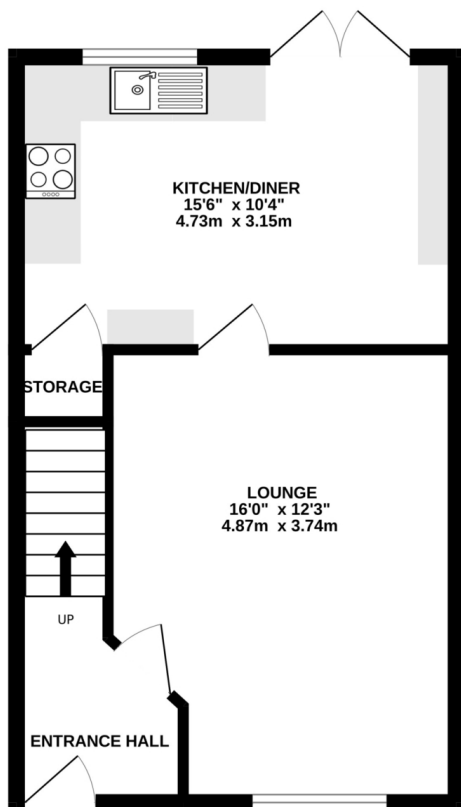
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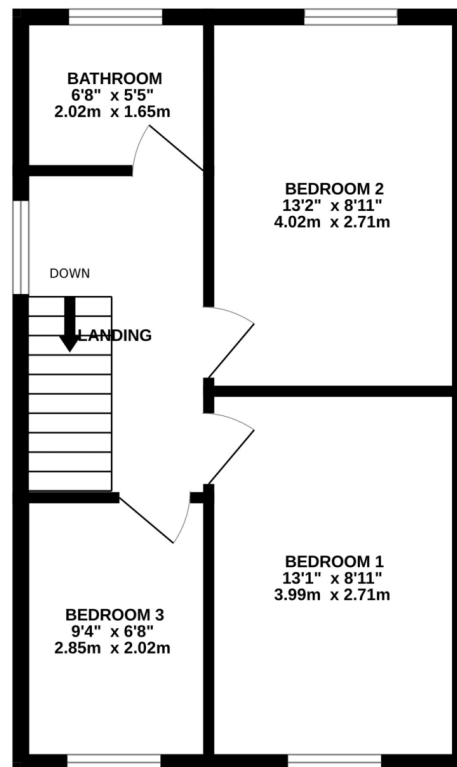
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FLOORPLAN

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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