



ASKING PRICE

£295,000

THE DETAILS

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Valdron House
Ballagawne Road, Colby
£295,000

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

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THE DESCRIPTION

- Attractive two-bedroom semi-detached home
- Sought-after village location in Colby
- South-facing aspect
- Living/dining room measuring approximately 15ft x 20ft
- Separate fitted kitchen
- Utility room with direct access to the patio
- Family bathroom
- Understairs storage
- Front lawned garden
- Views across open farmland
- Distant sea views
- Heritage steam railway nearby
- Driveway parking for two cars
- Excellent potential to extend, subject to planning permission

THE PROPERTY

An entrance porch leads into the welcoming accommodation, with a spacious dual-purpose living and dining room measuring approximately 15' x 20', providing an excellent entertaining and family space. Useful understairs storage is also available.

The separate kitchen measures approximately 12'10 x 8' and is complemented by a practical utility room (6'6 x 4'1) with direct access onto the rear patio.

To the first floor are two bedrooms:

- Bedroom One: 11'5 x 8'6
- Bedroom Two: 9'8 x 9'2

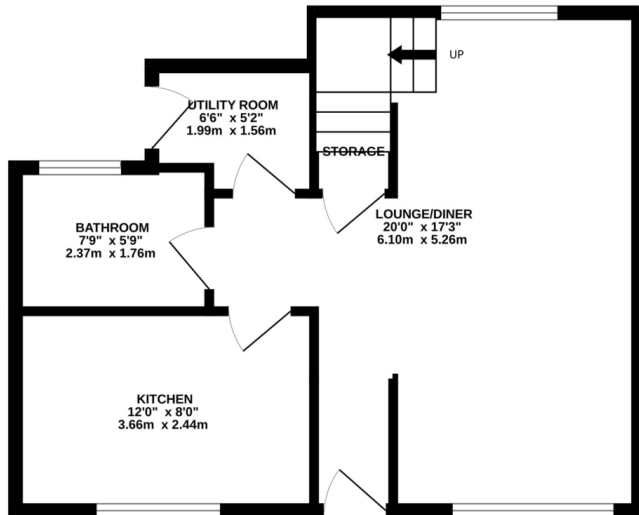
These are served by a family bathroom measuring approximately 7'9 x 5'9.

Externally, the property benefits from a lawned front garden, driveway parking for two vehicles and enjoys an attractive south-facing position with lovely open rural views. Beyond the surrounding farmland are distant sea views, while the nearby Isle of Man Steam Railway adds to the character and appeal of the location.

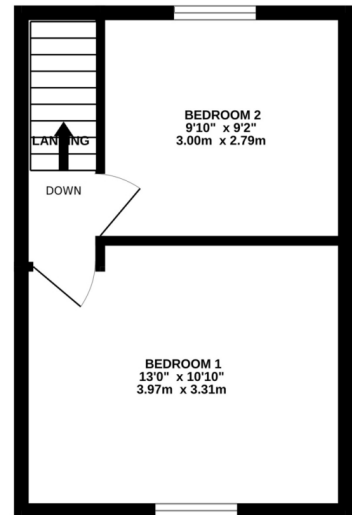
Offering excellent potential to enlarge or remodel (subject to the necessary planning permissions and building regulations), Valdron House presents an exciting opportunity to create a home tailored to individual requirements in a picturesque rural setting.

FLOORPLAN

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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PROPERTY DETAILS FOR

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