



ASKING PRICE

£275,000



THE DETAILS



3 Ballaquark

Douglas

£275,000

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
3 Ballaquark, Douglas



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THE DESCRIPTION

- Semi-Detached Bungalow situated in a sought after area
- Modern Fitted Kitchen, Lounge, Conservatory
- 2 Bedrooms, Family Shower Room
- Gardens to Front and Rear
- Off Street parking for two to three vehicles
- Detached garage ideal for motorbikes, workshop or storage space

THE PROPERTY

Black Grace Cowley are delighted to offer number 3 Ballaquark to the market, this two bedroom, semi-detached bungalow situated within an elevated position in Farmhill offers plenty of natural light and distant hill views towards Snaefell. Within walking distance of local bus routes, amenities, the NSC and just a short distance by car into Douglas Town Centre.

Upon entering the bungalow there is an L-shaped Entrance Hall. The modern Kitchen is accessed off the entrance hall and fitted with a range of white wall and base units with granite effect worktops and integrated appliances. A large lounge diner, accessible off the entrance hall, is situated to the front of the property with a double-glazed picture window looking onto the property's front gardens. There are two bedrooms, the master bedroom is a good size double bedroom with a wardrobes to one wall. Bedroom two, a single bedroom, is situated to the rear of the property which also gives access through to the conservatory. Lastly, off the entrance hall is the family shower room, which has been modernised to an excellent standard, with a corner shower cubical, wash hand basin and WC. The conservatory at the rear of the property is fully double glazed with a uPVC double glazed door giving access out to the property's rear garden and provides easy access to the detached garage to the rear.

Externally, to both the front and rear of the property there are mature gardens, and a detached garage, which is an excellent size, perfect for motorbike storage or use as a large workshop space, but also has the potential for a detached home office. To the rear of the property is an elevated garden, which is mainly laid to lawn with some mature shrub borders, patio area with views towards Snaefell and attracting the late evening sun and a freestanding shed.



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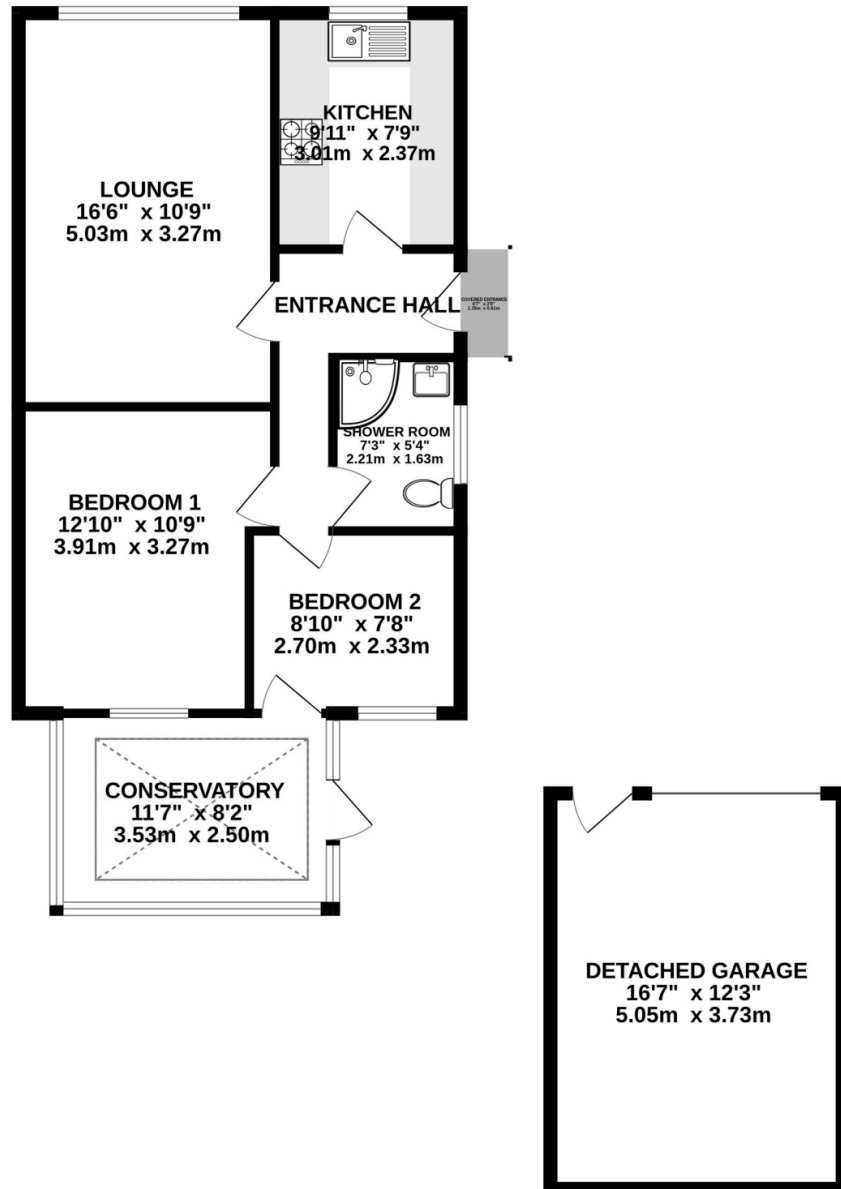
The property benefits from uPVC double glazing throughout. Gas fired central heating. To be sold with no onward chain.

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FLOORPLAN

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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