



ASKING PRICE

£319,950



THE DETAILS



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14 Clybane Rise

Douglas

£319,950

call in today or visit www.blackgracecowley.com for more details

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

PROPERTY DETAILS FOR
14 Clybane Rise, Farmhill



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THE DESCRIPTION

- Semi-detached modern home on a large corner plot
- 3 Bedrooms (2 double Bedrooms, 1 single Bedroom), modern family Bathroom
- Good size Lounge, spacious Kitchen Diner
- South-West facing side and rear gardens
- Off street parking for 2-3 vehicles
- Oil fired central heating
- Timber framed double glazing throughout
- Scope to extend subject to Planning Permission due to the plot size

THE PROPERTY

Black Grace Cowley are delighted to offer no. 14 Clybane Rise to the market, this modern spacious three-bedroom semi-detached house situated in an elevated position in Farmhill. The property benefits from lawned gardens to the front with much larger than average off street parking area that would accommodate two to three vehicles. Upon entering the property itself you've got a door into the entrance lobby which is carpeted with carpeted stairs leading up to the first floor and to the right-hand side is a door into the lounge. A good size lounge with window to front aspect, understairs storage which houses the oil-fired central heating boiler and a set of double doors that take you into the kitchen diner. The Kitchen Diner is situated to the rear of the house, with sliding doors leading onto a large rear and side garden. The kitchen is fitted with a range of contemporary base and wall units with integrated appliances and ample space for a dining table and chairs. Stairs up to the first floor, good size landing, with built in airing cupboard, which provides access to the two good size double bedrooms, one to the front and one to the rear, an additional third bedroom is also situated to the front. A modern family bathroom which is fitted with a panelled bath with shower over and glass shower screen, wash hand basin with vanity below and WC.

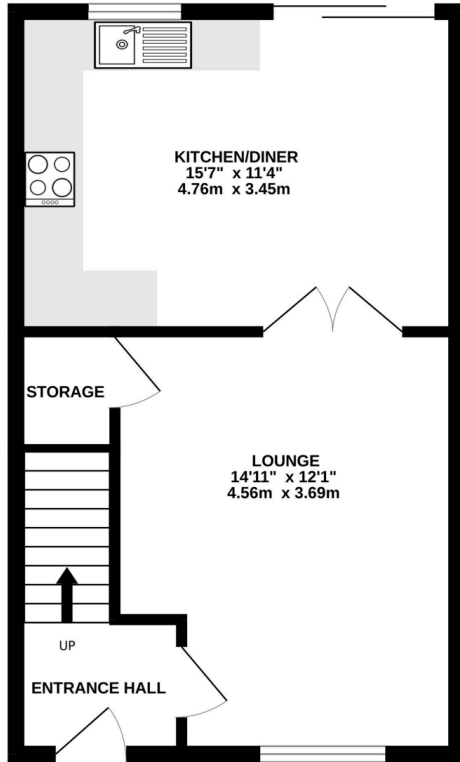
Externally, no.14 sits on a larger than average plot with a substantial amount of space to the side of the property which does have scope for an extension, double or single storey, subject to planning permission. The gardens are fully fenced to all four sides, mainly lawned with a timber gate giving access to the driveway at the front. Again, the gardens at the front are laid to lawn.

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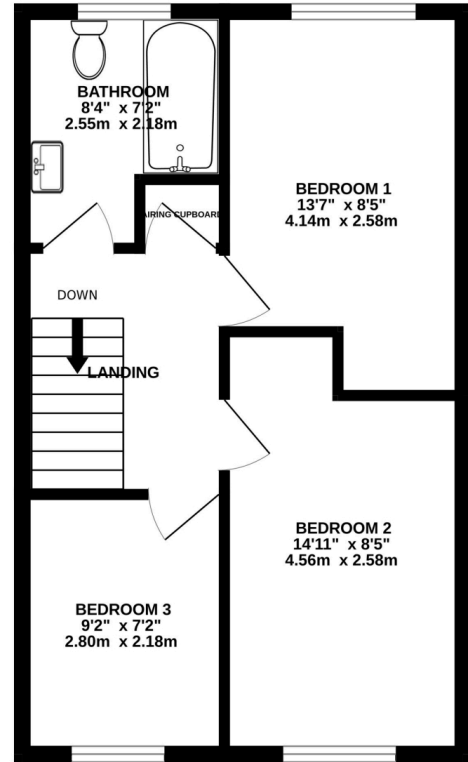
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FLOORPLAN

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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