

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






10, ROBERT CUBBON CLOSE

£295,000

- Attractive & very well appointed semi detached property
- Situated in a quiet cul-de-sac with lovely rear countryside views
- Well proportioned bright & airy lounge / sitting room
- 19 ft Impressive breakfast kitchen
- 3 Good size bedrooms
- Modern family Bathroom & WC
- Fantastic enclosed rear lawned garden
- Generous brick stone driveway for 3/4 cars
- Gas central heating/UPVC double glazing
- Vacant possession and on onward chain

Key Features

- 3 
- 1 
- 2 

Full Description

This superb modern property that's very tastefully presented offers excellent bright & airy accommodation throughout with a well proportioned lounge / sitting room, impressive 19 ft breakfast kitchen, 3 large bedrooms (2 with lovely countryside rear views) modern family bathroom & WC. House sits on a sizable corner plot with a fully enclosed private rear lawned garden & generous brick paved driveway for 3/4 car parking. Located in a delightful cul-de-sac within a very popular residential estate that's only a 10 minutes walk to all local amenities such as primary / secondary schools, shops & bus routes. As the listing agent I found it the perfect property for young buyers looking to get onto the housing market, ticks all the right boxes. Inspection strongly advised.

Full details & measurements are as follows -

Ground Floor.

Pathway to sheltered front entrance with night light. Attractive glazed uPVC door leading to -

HALLWAY (15 ft 5 - 7 ft 3)

Bright & airy space with turning staircase to first floor. Telephone connection. Double radiator.

CLOAKROOM (6 ft 8 - 3 ft 6)

Fitted with a modern 2 - piece suite comprising pedestal wash hand basin & toilet. Attractive tile effect flooring. Glazed window for natural light.

LOUNGE / SITTING ROOM (15 ft 9 - 11 ft 3)

Delightful well proportioned room with ample space for stand alone furnishings. TV / TEL connections. Multiple power points. Pleasant front aspect views.

DINING KITCHEN (18 ft 6 - 11 ft 3)

Fabulous kitchen that's fitted with a good range of high gloss whited fronted base, wall & soft closing drawer units. Generous work surfaces incorporating a 1.5 stainless steel sink with chrome mixer tap & drainer. Tiled splash backs. Attractive tiled effect flooring. Deep set built-in storage cupboard. Multiple power sockets. uPVC french doors to rear patio / garden.

Appliances - Siemens 4-ring gas cooker / oven with stainless steel filter hood above. Space for washing machine & fridge / freezer.

First floor -

LANDING.

Access to boarded, felted & insulated loft via down ladder. Built-in heated linen cupboard with slatted shelving.

BEDROOM 1 (12 ft 8 - 10 ft 10)

Good sized bright & airy room with pleasant front of house outlook. Multiple power points. TV / TEL connections.

BEDROOM 2 (13 ft 2 - 10 ft 10)

Again spacious double room with ample space for stand alone furnishings. Fabulous countryside views. TV/TEL connections.

BEDROOM 3 (9 ft - 8 ft 6)

Sizable room with space for furnishings. Offers lovely hill & country views. Power points.

FAMILY BATHROOM (7 ft 8 - 7 ft 2)

Fitted with a modern 3-piece suite comprising deep bath unit with chrome shower attachments, pedestal wash hand basin & toilet. Attractive half tiled walls. Shaver light & mirror. Double radiator. Fan. Plenty of natural light.

OUTSIDE -

To the front of the property there are well manicured lawned areas with large brick paved driveway that offers parking for 3/4 cars. Gate leading to - Fabulous rear garden (Corner plot) that is fully enclosed & private (South facing) & very child / pet friendly. Good sized patio / entertainment area. Garden / potting shed (New) Tap connection & lighting. Rear garden offers delightful country views.





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| Tenure | Freehold |
| Floor Area | |
| Directions | From St Ninians traffic lights (Junction) proceed straight ahead onto the Ballanard Road till you come to the mini roundabout & bear right onto Johnny Wattersons Lane. Continue up Johnny Wattersons Lane, over the pedestrian crossing where you take the next left into The Estate (Robert Stephen Close) & next immediate left into Thomas Keig Road. Proceed to the very end of the road, bear right into Robert Cubbon Close & carry on to the end of the cul-de-sac where number 10 can be clearly identified by our For Sale board. |
| Viewings | All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624-626123 or email info@cartermoon.com |
| Services | All main services connected. Gas central heating / uPVC double glazed throughout. (Boiler serviced annually) |
| Rateable value | For all recent rates figures please call the rates department on 696347 / 685661 (Water rates) |
| Possession | Freehold. Vacant possession with no onward chain. |
| Inclusions | All floor coverings, blinds, light fittings & curtains. |
| Please note | The current vendor has kept the property in excellent condition internally & externally. |