



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



BALLAKERMEEN AVENUE, DOUGLAS, ISLE OF MAN

£315,000

- Delightful & spacious traditional semi-detached property
- Situated with-in a quiet Cul de Sac in a desirable residential area
- Short walk to local amenities such as Schools, Shops and Bus routes
- 2 Elegant reception rooms (Bay window & original fireplace)
- Modern fitted kitchen with appliances
- 3 Good sized bright & airy bedrooms
- Bathroom, Utility room & separate toilet
- Garage
- Lovely front & rear gardens (South facing)
- Vacant possession and no onward chain

Key Features

3	
1	
2	

Full Description

Carter Moon are delighted to have the opportunity to market this charming semi detached residence that offers deceptively spacious accommodation throughout with 2 elegant reception rooms, well fitted modern kitchen, Utility room, 3 good sized bright & airy bedrooms, bathroom & separate toilet. Lovely front & rear lawned gardens (South facing) Single garage. The property runs on oil central heating & is fully uPVC double glazed. Located in a very quiet residential area within a peaceful cul-de-sac. Short walk to local primary & secondary schools & other amenities. As the listing agent i feel this property will go quickly so contact us soonest to book an internal inspection.

Full details & measurements are as follows -

Ground floor.

Pathway to canopied front entrance. Decorative uPVC double glazed door to -

PORCH

Glass pane inner door leading to -

RECEPTION HALLWAY

Smoke alarm. Fitted radiator. Turning staircase to first floor. Walk-in cloaks / electrics cupboard with glazed port hole window for natural light.

Reception rooms -

LOUNGE / SITTING ROOM (15ft 6 - 12ft 2)

Feature tiled central fireplace. Picture rail. TV/SAT connection. Multiple power points. Large bay window area that offers plenty of natural light.

DINING ROOM (13ft - 12ft 2)

Again feature tiled open fireplace. TV connection. power points. Large uPVC window overlooking rear garden.

KITCHEN (12ft 2 - 8ft 2)

Attractive kitchen that's fitted with a good range of modern light oak base, wall & drawer units. Generous work surfaces incorporating a 1.5 stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Attractive slate tiled flooring. Under stairs storage / pantry area. Appliances include- 4-ring electric cooker/oven with stainless steel filter hood above. Hotpoint slim-line dishwasher. Space for fridge freezer. Multiple power points. Side window for natural light. Door to -

REAR PORCH.

Glazed door to side & rear garden. Deep set storage / coal cupboard. Inner door to -

UTILITY ROOM (9ft - 6ft 9)

Fitted work tops incorporating a stainless steel sink unit with mixer tap & drainer. Base cupboard. Half tiled walls. Double radiator. Housing Firebird oil fired boiler. Plumbed for under counter washing machine & vented for dryer.

First floor.

LANDING- Access to part boarded loft. Large gable window for natural light.

SEPARATE TOILET with natural light.

BEDROOM 1 (15ft 6 - 12ft 5)

Excellent sized room with ample space for stand alone furnishings. Tiled open fireplace. Multiple power points. Feature large bay window with pleasant front aspect overlooking common green.

BEDROOM 2 (13ft 2 - 12ft 4)

Feature central tiled open fireplace. Multiple power points. Plenty of space for stand alone furnishings. Picturesque rear hillside views.

BEDROOM 3 (9ft 5 - 8ft 3)

Good sized 3rd bedroom again with space for furnishings. Tel/internet connection. Power sockets. Nice front outlook overlooking a common green.

FAMILY BATHROOM (8ft 7 - 6ft)

Fitted with a modern 2-piece suite comprising deep bath unit with electric power shower & screen & pedestal wash hand basin. Attractive tiled walls. Wall mounted mirror cabinet. Deep set built-in linen cupboard with slatted shelving (Housing hot water tank) Glazed window for natural light.

GARDENS - To the front of the property there is a delightful lawned garden with colorful plant & shrub borders. Pathway to rear. Lovely south facing rear garden again with mature plant borders along with flag stones patio / sitting area.

GARAGE (15ft 2 - 9ft 4)

Power & lighting.





Tenure	Freehold
Floor Area	
Directions	From the Quarterbridge roundabout heading into town on the Peel Road take the next left just before the EVF filling station into Ballakermeen Drive. Continue up Ballakermeen Drive to the opening & bear right onto Ballakermeen Avenue where number 6 can be clearly identified by our for sale board on the right hand side.
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. Oil fired central heating / uPVC double glazed throughout. (Boiler serviced annually)
Rates payable	For all recent rates figures please contact the rates departments on 01624- 696347 / 685347 (Water rates)
Possession	Freehold. Vacant upon completion of sale.
Inclusions	All floor coverings & light fittings.
Please note	Work done by current vendor. * New consumer unit fitted in May 2012 * Radiators flushed & New radiator fitted in Utility room 2019 * Windows maintained by Window Doctor 2018 * Water cylinder / immersion heater replaced in 2012 * Washing machine & Tumble dryer 2019.