

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






AVALON, 6A ARBORY ROAD CASTLETOWN

£244,950

- Investment opportunity only with reliable tenant in situ
- Delightful & airy End Terrace property
- Perfect location only 5 minutes walk to Castletown village
- Lovely rear aspect views
- 16ft Lounge / sitting room
- Large Dining Kitchen
- 2 Good sized bedrooms
- Bathroom
- Low maintenance rear decked & paved garden
- Oil central heating/UPVC double glazed throughout

Key Features

- 2 
- 1 
- 1 

Full Description

This delightful & airy property offers deceptively spacious accommodation throughout with 16ft lounge / sitting room, excellent sized dining kitchen, 2 very good sized bedrooms & family bathroom. Outside the property takes advantage of beautiful rear views (Countryside / coastal) low maintenance decked & paved sitting area (South facing) & off road parking. The house is in good condition internally & externally (Electrics & boiler checked & serviced) Fabulous position within a few minutes walk to Castletown village square. Schools & bus routes just down the road. This is a buy-to let investment only with very reliable tenant in situation. 24 hour advanced viewing is needed for booking.

Full details & measurements are as follows -

Ground floor.

uPVC front door leading to -

LOUNGE / SITTING ROOM (16ft 8 - 14ft 4)

Spacious & airy room with ceramic tiled flooring. TV/SAT & Internet connection. Multiple power points. Mounted wall light fittings. Wide opening to -

DINING KITCHEN (15ft 8 - 14ft 4)

Excellent sized kitchen that's fitted with a good range of Oak fronted base , wall & drawer units. Generous work surfaces incorporating stainless steel sink unit with mixer tap & drainer. Matching ceramic tiled flooring. Deep set under stairs storage cupboard. Twin uPVC doors to rear decked garden. 4-ring electric hob / oven with stainless steel filter hood above. Plumbing for washing machine & space for fridge / freezer. Power sockets. Integrated Firebird oil boiler. Smoke alarm. Door to-SIDE HALLWAY - Turning staircase to first floor. uPVC door to side driveway.

LANDING.

Light Oak laminate flooring. Loft access. Ceiling downlighting.

BEDROOM 1 (16ft 6 - 14ft 4)

Fabulous sized room with ample space for stand alone furnishings. Dual aspect windows that provides plenty of natural light.

Light Oak laminate flooring. TV connection. Multiple power points.

BEDROOM 2 (14ft 4 - 9ft 8)

Again sizable room with space for furnishings. Lovely rear countryside & distant coastal views. Matching light Oak laminate flooring. TV connection. Power points.

BATHROOM (10ft 6 - 5ft 8)

Fitted with a modern 3-piece contemporary suite comprising deep bath unit with chrome shower attachment, pedestal wash hand basin & low flush toilet. Tiled flooring. Fitted towel rail. Shaver light & socket. Down lighting. Plenty of natural light.

OUTSIDE .

Side paved driveway which leads to rear parking. Rear decking & paved area that is surrounded by Manx wall / fence boundaries. 2 Garden sheds. Tap connection. Concealed oil tank. Beautiful rear views.

Tenure: Freehold



Tenure	Freehold
Floor Area	
Directions	Heading southbound along the (A5) into Castletown and at the roundabout, bear right onto Victoria Road. Proceed to the next mini roundabout again bearing right, over the bridge & onto the main (A5) road heading in the direction of Port Erin / Port St Mary. Continue past the garage on your left & through the traffic lights where you take the next main turning left into Arbory Road. Proceed along Arbory Road for a further 300 yards where Avalon can be clearly identified on the right hand side opposite Friends Provident International Building.
Viewings	All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624) 626123 or alternately email info@cartermoon.com
Services	All main services connected. OFCH / uPVC Double Glazed throughout. (Boiler maintained annually)
Possession	Freehold. To be sold as investment purchase only with sitting tenant in situ.
Rates payable	For all recent rates figures please call the rates department on (01624) 685661
Inclusions	All floor coverings, blinds & light fittings.

