



**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



## 22 FUCHSIA CLOSE PEEL

### £229,950

- Attention to all first time buyers & investors
- Attractive modern ( 2009 ) Mid Terraced Property
- Immaculate condition throughout
- Situated in a desirable area close to schools.shops and bus routes
- Spacious & airy lounge / sitting room
- Modern fitted kitchen/breakfast area
- 2 Double bedrooms
- Bathroom
- 2, Allocated parking spaces
- Lovely south facing rear garden
- GFCH & UPVC Double glazing

#### Key Features

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|---|--|
| 2 |  |
| 1 |  |
| 1 |  |

## Full Description

This immaculately presented property is just perfect for first time buyers and offers bright & airy accommodation throughout with a spacious lounge / sitting room, attractive well fitted breakfast kitchen, 2 large bedrooms & modern bathroom. Outside there is a lovely enclosed south facing rear garden / shed & to the front there are 2 allocated spaces. Property runs on gas central heating ( Boiler serviced yearly ) & is fully uPVC double glazed. Ideally located within 5 minutes walk to all local amenities. As the listing agent I think this property is perfect for first time buyers with very little to do but to move in.

Full details & measurements are as follows -

GROUND FLOOR. Pathway leading to canopied front entrance with night light. Attractive uPVC front door leading to

ENTRANCE HALLWAY. Power point. Smoke alarm. Wide staircase to upper floor, door to

LOUNGE/SITTING ROOM (15ft - 12ft)

Lovely bright and airy room with wall mounted log effect electric fire. TV and telephone point. Sky connection. Deep set under stairs storage cupboard. Double glass pane french doors leading to

BREAKFAST KITCHEN (15ft - 9ft 8)

Attractive modern kitchen that is fitted with a good range of solid oak fronted base wall and drawer units. Granite effect work surfaces incorporating a 1.5 stainless steel sink unit with mixer tap and drainer. Tiled splashbacks. Attractive wood effect flooring. Multiple power points. Wall mounted gas boiler. Appliances include four ring gas cooker/oven with stainless steel filter above. Indesit washing machine. Space for fridge/freezer. uPVC doors to rear patio and garden.

LANDING Loft access. Smoke alarm. Deep set built in airing cupboard with slatted shelving and heating.

BEDROOM 1 (15ft 2 - 12ft 10)

Excellent size bright and airy double room with ample space for stand alone furnishings. Deep set built in storage cupboard with slatted shelving. TV and telephone connection. Multiple power points.

BEDROOM 2 (12ft 2 - 8ft 2)

Nice size double room, bright and airy with pleasant rear garden aspect. Multiple power points.

BATHROOM (6ft8 - 6ft8)

Fitted with a modern three piece suite comprising bath unit with chrome shower attachments, screen, pedestal wash basin and toilet. Wall mounted towel rail. Shaver point and light. Light oak effect wood flooring. Fan. Glazed window for natural light.

OUTSIDE

To the front of the property there are two allocated parking spaces. Lawn area with gravel borders. To the rear delightful lawn garden with high fence boundaries for privacy. Paved sitting area. Garden shed. Outside light and tap. (South facing) Access to service lane.

Tenure: Freehold







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|----------------------|--|
| <b>Tenure</b>        | Freehold   |
| <b>Floor Area</b>    |  |
| <b>Directions</b>    | Travelling on the Poortown Road ( A20 ) in the direction of Peel Town, proceed over the first roundabout by the Highwayman Tavern and at the next roundabout bear left onto Fuchsia Road. At the next mini roundabout bear right and follow the road towards the end of the cul-de-sac, veer right again where number 22 can be clearly identified by our FSB on the right hand side within the parking area / square. |
| <b>Viewings</b>      | 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 - <a href="mailto:info@cartermoon.com">info@cartermoon.com</a>   |
| <b>Services</b>      | All main services connected. Gas Fired Central Heating / uPVC Double Glazed Throughout. ( Boiler serviced yearly )   |
| <b>Possession</b>    | Freehold. Vacant with no onward chain.   |
| <b>Rates payable</b> | For all recent rates figures please contact the rates department on ( 01624 ) 685661   |
| <b>Inclusions</b>    | All floor coverings, Blinds & light fittings.  |
| <b>Please note</b>   | Property is in excellent condition internally & externally. Ideal house for first time buyers or investment purchase.  |