



**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



## 5, EAIRY TERRACE THE EAIRY FOXDALE £135,000

- Attention first time buyers
- Delightful & competitively priced Terraced Cottage
- Lovely countryside setting by Eairy Dam
- 5 Minutes drive to Foxdale & 10 Minutes to the islands capital
- 15ft Lounge / sitting room with working Manx fireplace
- Kitchen & Bathroom
- 16ft Bedroom with wardrobe
- Rear Lawn garden
- Gas central heating/UPVC double glazed
- Vacant possession and no onward chain

### Key Features

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## Full Description

Carter Moon are delighted to offer an affordable Terraced Cottage in the countryside to first time buyers. Located beside Eairy Dam & offers pleasant front aspect views. Spacious, but small amount of modernisation required. Accommodation consists of a good sized lounge / sitting room with Manx working fireplace, fitted kitchen with bathroom off, 1st floor large 16ft bedroom. Access from kitchen to rear garden ( Shared with next door cottage ) Property runs on gas fired central heating & us uPVC double glazed throughout. Vacant possession with current vendor open to reasonable offers.

Full details & measurements are as follows -

Ground floor.

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

LOUNGE / SITTING ROOM ( 15ft 3 - 10ft 2 )

Central Manx stone working fireplace. Light Oak laminate flooring. TV/SAT connections. Multiple power points. Downlighting. Stairs to Bedroom.

KITCHEN ( 8ft - 5ft 3 )

Fitted with base, wall & drawer units. Laminate worktops incorporating a stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Slot-in 4 ring electric cooker. Hotpoint washing machine. Space for fridge / freezer. Multiple power points. Terracotta tiled flooring. Glazed uPVC door to rear garden. Door to -

BATHROOM ( 5ft 10 - 4ft 9 )

Fitted with a 3-piece suite comprising bath unit with electric power shower & screen, pedestal wash hand basin & toilet. Matching Terracotta tiled flooring. Wall mounted mirror cabinets. Skylight window for plenty of natural light.

BEDROOM ( 16ft 4 - 9ft 2 ) First floor.

Excellent sized bright & airy room with dual aspect windows for natural light. Deep set fitted wardrobe with shelving & hanging rail. ( Houses Gas Boiler ) Multiple power sockets. Loft hatch.

OUTSIDE.

To the front of the property there is a gravel garden with mature surrounding shrubs. Pathway to front entrance. Pleasant rural views.

To the rear there are steps to lawned areas ( Shared with next door cottage ) External light.

Tenure: Freehold



<b>Tenure</b>	Freehold
<b>Floor Area</b>	
<b>Directions</b>	Travelling on the Cooil Road ( A 6 ) in the direction of Braaid / Foxdale, proceed over the roundabout by Jacksons Car Dealership & through the next roundabout at RL360 towards Braaid. Continue straight ahead through the mini roundabout at Braaid onto the Foxdale Road ( A24 ) for a further couple of miles till you get to the hairpin by Eairy dam where Eairy Terrace is located on the corner & number 5 is clearly identified by our For Sale board the left hand side.
<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 Glazing. ( Sceptic Tank )
<b>Rates payable</b>	For recent rates figures please call the rates department on ( 01624 ) 685661
<b>Possession</b>	Freehold. Vacant property. No onward chain.
<b>Inclusions</b>	As seen
<b>Please note</b>	The property shares the rear garden with next door ( Cottage to the left that's vacant )