



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



14, MANOR ROAD FARMHILL DOUGLAS £355,000

- Attractive & very spacious modern Semi-detached house
- Located in a delightful leafy suburb on the outskirts of the islands capital
- Small amount of modernisation required
- Good sized bright & airy sitting / TV room
- 16ft Dining kitchen
- Large conservatory
- Utility room & WC
- 4 Bedrooms (En-suite shower room)
- Family bathroom
- Automated integral garage
- Delightful rear decked garden

Key Features

4	
2	
2	

Full Description

Carter Moon are delighted to have the opportunity to market this lovely spacious modern semi-detached property. Small amount of cosmetic work needed but offers excellent family accommodation throughout that briefly comprises of a good sized living room, 16ft well fitted dining kitchen, large conservatory, utility room & WC, 4 well proportioned bright & airy bedroom (En-suite shower room) & family bathroom. Integral automated garage. Delightful private rear garden / decking area & generous front concrete driveway. The property runs on oil central heating and is fully uPVC double glazed. Ideally positioned in a popular leafy residential area that is a short walk to primary school & local shops. Vacant with no onward chain. As the listing agent, I would get in quickly to view this one !

Full details & measurements are as follows -

Ground floor.

Canopied front entrance with night light. uPVC decorative leaded stained door leading to -

ENTRANCE HALLWAY (15ft - 6ft 6)

Cove ceiling. Decorative radiator cover. Power sockets. Staircase to first floor. Access to integral garage.

W.C

Fitted with a 2-piece suite comprising corner basin unit & toilet. Slate effect flooring. Fan.

LOUNGE / SITTING ROOM (15ft 7 - 10ft 5)

Spacious bright & airy room with feature central fireplace (Solid Oak surround & Marble hearth) Ceiling rose & coving.

TV/SAT connection. Multiple power points. Twin wall mounted lights. French door to -

DINING KITCHEN (16ft 9 - 15ft 10)

Dining area- Light Oak laminate flooring. Cove ceiling. Ample space for 6 - seater dining suite. Twin French doors leading to conservatory.

Kitchen area - Fitted with a good range of light Oak shaker style base, wall & drawer units. Generous Granite effect work surfaces / breakfast bar incorporating a 1.5 stainless steel sink with mixer tap & drainer. Tiled splash backs. Appliances include - 4 ring gas cooker / double oven with stainless steel filter hood above. Integrated dishwasher. Space for fridge.

Matching light Oak laminate flooring. Power points.

CONSERVATORY (15ft 8 - 13ft 4)

Ceiling light & fan. Modern wall mounted electric fire. TV connection. Multiple power points. uPVC doors to rear decking & garden.

UTILITY ROOM (8ft 4 - 7ft)

Light Oak wooden flooring. Fitted base & wall units along with work tops. Plumbing for washing machine. Space for American style fridge / freezer. Access to rear garden.

INTEGRAL GARAGE (15ft 4 - 10ft 1)

Automated sectional door. Power & lighting. Wall shelving. Multiple power sockets (Houses oil fired central boiler)

First floor.

LANDING AREA

Loft access. Cove ceiling. Power points.

BEDROOM 1 (16ft 6 - 8ft 5)

Spacious & airy room with pleasant front aspect. Fitted with a range of furniture that comprises double wardrobes, over head storage units & bedside cabinets. Cove ceiling. TV connection.

EN-SUITE SHOWER ROOM (7ft 7 - 6ft 3)

Fitted with a modern 3-piece suite comprising double shower cubicle with chrome shower attachments, basin unit & low flush toilet. Attractive tiled walls & flooring. Down lighting. Cove ceiling. Heated towel rail. Glazed window for plenty of natural light.

BEDROOM 2 (15ft 8 - 9ft 5)

Well proportioned room with ample space for stand alone furnishings. Cove ceiling. TV connection. Multiple power points.

BEDROOM 3 (12ft - 10ft 4)

Good sized double room again with plenty of space for stand alone furnishings. Cove ceiling. Multiple power points. Built-in wardrobe.

BEDROOM 4 (8ft 6 - 7ft 4)

Nice bright room that would make for a delightful office or nursery. Pleasant front aspect views. Power points.

FAMILY BATHROOM (8ft - 6ft 4)

Fitted with a modern suite comprising bath unit with shower attachments & screen, pedestal wash hand basin & toilet. Attractive tiled walls. Chrome heated towel rail. Shaver light & socket. Plenty of natural light.

OUTSIDE.

To the front of the property there is a generous lawned area with concrete driveway that provides parking for 2/3 cars. Side access with tap connection.

To the rear of the property there is a large decked sitting / entertainment area with step leading to a fully enclosed lawned garden (Private) Mature plant & colorful shrub borders. 2 garden potting sheds. Concealed oil bulk tank.

Tenure: Freehold





- Tenure** Freehold
- Floor Area**
- Directions** Heading out of Douglas town centre along the Peel Road, proceed over the main roundabout at the Quarterbridge. Continue past the Douglas Rugby club on your right & at the 2nd roundabout by Braddan Church bear left onto Saddle Road. Take the next right at the mini roundabout onto Vicarage Road. Proceed to the top of Vicarage Road & at the 2nd roundabout bear left into Stephenson's Way. Take the next immediate left into Manor Road where number 14 can be clearly identified by our For Sale board on the left hand side.
- 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 alternatively email - info@cartermoon.com
- Services** All main services connected. Oil fired central heating / uPVC double glazing.
- Possession** Freehold. Vacant property. No onward chain.
- Rateable value** For all recent rates figures please contact the rates department on (01624) 685661 / 696397
- Inclusions** All floor coverings, blinds & light fittings.
- Please note** Current vendors are happy for a quick exchange / completion.
No onward chain.