



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



23, OAKHILL CLOSE

£235,000

- Attention first time buyers
- Attractive & well presented End Terraced house
- Situated in a popular residential area close to all local amenities
- 20ft Lounge / dining room
- Modern fitted kitchen with appliances
- 2 Double bedrooms with excellent storage / wardrobes
- Bathroom with Shower Facility
- Low maintenance rear patio garden
- Driveway & additional allocated parking space
- OCH/UPVC Double glazed throughout
- No onward chain / quick completion
- Internal inspection highly advised

Key Features

2	
1	
1	

Full Description

This attractive & competitively priced house is ideal for first time buyers or buy to let investors. Offers deceptively spacious bright & airy accommodation throughout with a 20ft open plan lounge / dining room, separate attractive fitted kitchen (All white goods included) 2 large bedrooms & modern bathroom. Driveway with an additional allocated parking space & enclosed rear patio garden. The property runs on oil fired central heating & is fully uPVC double glazed. Located a short drive to all local amenities. As the listing agent I think this house is perfect for young first time buyers that our trying to get on to the housing market. Internal viewing highly recommended.

Full details & measurements are as follows -

Ground floor.

Step & uPVC door to -

ENTRANCE PORCH

Built-in electrics / consumer box. Tile effect flooring. Decorative glazed inner door leading to -

HALLWAY.

Telephone point & staircase leading to first floor. Door to -

LOUNGE / DINING ROOM (20ft 6 - 11ft 10)

Large uPVC front & side windows that provides plenty of natural light. Light oak wood laminate flooring. Cove ceiling. TV/SAT connection. Multiple power points. Door to -

KITCHEN (10ft 8 - 9ft)

Attractive kitchen that's fitted with a good range of light oak wooden fronted base, wall & soft closing drawer units. Generous granite effect work surfaces incorporating a 1.5 stainless steel sink with mixer tap & drainer. Tiled flooring. Deep set storage cupboard (Housing oil fired boiler) Appliances include - Electric cooker / oven with filter hood above, Indesit fridge / freezer, Logic washing machine & dryer. Multiple power points. uPVC door to rear garden / patio.

First floor.

LANDING AREA - Access to half board loft. Smoke alarm.

BEDROOM 1 (12ft 2 - 11ft 10)

Excellent sized bright & airy room with ample space for stand alone furnishings. Deep set cupboard with shelving. Power points. Pleasant rear aspect view.

BEDROOM 2 (11ft 10 - 10ft 5)

Again good sized double room with space for furnishings. Built-in storage / linen cupboard with shelving. Multiple power points.

BATHROOM (7ft 9 - 6ft 7)

Fitted with a modern 3 - piece suite comprising bath unit with shower attachment, pedestal wash hand basin & toilet. Light oak laminate flooring. Hanging towel rail. Glazed window for natural light.

OUTSIDE - To the front of the property there is a concrete driveway for 1 car & additional allocated parking space (numbered 23)

To the rear there is a fully enclosed low maintenance patio / gravel garden (Good sun trap) High fencing for privacy. Tap connection. Oil bulk tank.

Tenure: Freehold



Tenure	Freehold
Floor Area	
Directions	Heading up Johnny Wattersons Road towards Governors Hill from the roundabout by Ballanard Road, take the 3rd turning right into Snaefell Road. Continue & take the next left into Julian Road (Glen Park) follow the road round the corner & down, taking the 3rd left into Oakhill Close. Proceed to the end of the Cul-de-Sac where number 23 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 glazed throughout. Boiler serviced annually.
Possession	Freehold. Vacant upon completion of sale. No onward chain.
Rateable value	For all recent rates figures please contact the rates department on (01624) 685661 / 696397
Inclusions	All floor coverings, light fittings, blinds & all white goods (Possible nice dining suite)

