

**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



## 61, CRONK GRIANAGH BRADDAN

### £379,950

- Large well appointed extended Semi Detached property
- Located in a popular residential area, close to all local amenities
- Good sized lounge / family room
- Modern breakfast kitchen
- 4 Double bedrooms ( 2 En-suites )
- Family bathroom
- South facing rear garden / front driveway
- Inspection highly recommended
- Gas central heating ( New Boiler ) uPVC double glazed throughout

#### Key Features

4 

3 

2 

## Full Description

Carter Moon are delighted to have the opportunity to market this extended modern semi-detached house that offers excellent accommodation throughout with a good sized lounge, modern kitchen / breakfast area, 4 double bedrooms ( 2 with En-suite facilities ) & family bathroom. Outside there is a fabulous south facing & private rear garden with large decking area. To the front there is a tarmac driveway for 2 cars. The property runs on gas fired central heating & is fully uPVC double glazed. Located in a popular residential family area only 5 minutes drive to the islands capital & business sector.

Full details & measurements are as follows -

Ground floor

Front entrance with night light, uPVC door leading to

### ENTRANCE PORCH

Hanging coat rail. Chrome switch. Power point. Side gable window for natural light. Wooden inner door leading to

### HALLWAY

Coved ceiling. Smoke alarm. Telephone connection . Staircase leading to upper floor.

### LOUNGE/SITTIN ROOM (14ft 9 - 10ft 2)

Good sized bright and airy room with deep set under stairs storage cupboard. Coved ceiling. TV & Satellite connection. Multiple power sockets. Double doors leading to

### BREAKFAST KITCHEN (13ft 6 - 12ft 4)

Modern kitchen that is fitted with a good range of shaker style light oak base wall and drawer units additional glass display cabinet and corner shelving. Terracotta tiles splash backs. Generous granite worktops incorporating a single bowl sink with mixer tap and drainer. Attractive wood laminate flooring. Coved ceiling. Multiple chrome power points. Appliances include slot in electric cooker, double oven. Integrated dishwasher, washing machine and fridge freezer. uPVC doors to rear decking and lawn garden. Door through to

### GUEST SUITE/BEDROOM 4 (15ft 6 - 8ft 8)

Possible snug / family room. Coved ceiling. Multiple power points. uPVC double glazed window which provides plenty of natural light. uPVC door to side garden.

### EN SUITE WET ROOM (8ft - 8ft)

Fully tiled wet room comprising chrome shower, pedestal wash hand basin and toilet. Fan. Wall mounted mirror. Glazed window for natural light.

### LANDING

Deep set built in linen cupboard with slatted shelving. Coved ceiling. Smoke alarm. Loft Access

### BEDROOM 1 (14ft 6 - 12ft 4)

Excellent size bright and airy bedroom with fitted double wardrobes. TV & telephone connection. Multiple power sockets. Coved ceiling. Door through to

### EN SUITE BATHROOM (8ft 8 - 7ft 3)

Fitted with a modern three piece suite comprising jet spa bath with chrome shower attachment, pedestal wash hand basin and low flush toilet. Fully tiled walls. Heated towel rail. Fan. Glazed window for natural light.

### BEDROOM 2 (14ft 6 - 8ft 3)

Sizeable bright and airy room with pleasant rear views. Built in double wardrobes. Coved ceilings. TV connection. Multiple power sockets.

### BEDROOM 3 (10ft 3 - 7ft 6)

Bright and airy room with ample space for stand alone furnishings. Coved ceiling. Multiple power sockets. Pleasant rear hillside views.

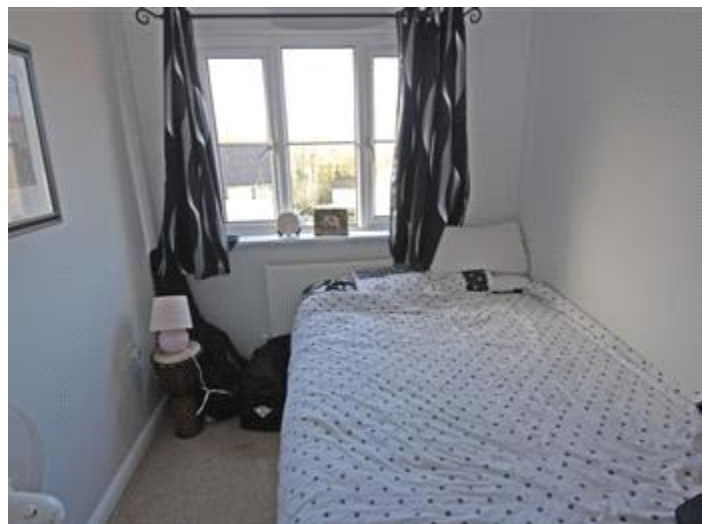
### FAMILY BATHROOM (7ft 4 - 6ft)

Fitted with a three piece suite comprising panelled bath with shower attachment and screen, pedestal wash hand basin and toilet. Mosaic tiled walls and laminate flooring. Glazes window for plenty of light.

### OUTSIDE

To the front of the property is principally laid to lawn with a tarmac / gravel driveway which provides parking for 3 cars. Access to rear.

To the rear there is a lovely private south facing fully enclosed lawned garden and large decking area. Garden shed. Raised timber planter boxes. Lighting. Tap connection.





<b>Tenure</b>	Freehold
<b>Floor Area</b>	
<b>Directions</b>	Heading out of Douglas city on the Peel Road & straight over the Quarterbridge roundabout in the direction of Peel. At the mini roundabout ( By the Oak tree ) turn right & follow the road up to the next roundabout heading in the direction of Noble's Hospital. Bear left by Noble's Hospital towards Braddan, taking the next left into Cronk Grianagh, follow the Road round to the left & proceed on for a short distance where number 61 can be clearly identified by our For Sale board on the right hand side.
<b>Viewings</b>	All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on ( 01624 ) 626123 or alternatively 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. Megaflo system. ( Boiler 4yrs old & under warranty )
<b>Possession</b>	Freehold. Vacant upon completion of sale.
<b>Rates payable</b>	For all recent rates figures please contact the rates department on ( 01624 ) 685661 / 696437
<b>Inclusions</b>	All floor coverings, blinds , light fittings & certain white goods.