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This Grenaugh 3 Glashen Close, Ballasalla, IM9 2AB  
**Asking Price £435,000**

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Sizeable detached true bungalow in sought after location, with Douglas just a short drive away and close to the Airport. This spacious accommodation comprises a bright and airy lounge/dining room, sun room, well fitted kitchen, utility area, cloakroom, 3 double bedrooms, en-suite shower room and bathroom . Outside there is a wrap around mainly laid to lawn garden, 2 garages, (one integral) and a generous driveway.





## LOCATION

Travelling from the airport into Ballasalla, at the Whitestone roundabout turn right towards Douglas, continue along passing the old Whitestone Garage on the left hand side and take the next left into Glashen Close. Follow the round to the left and number 3 can be located at the top of the cul-de-sac on the left hand side.

## **LARGE FRONT PORCH**

Tiled floor. Door to:

## **ENTRANCE HALLWAY**

Cloaks cupboard. Door to integral garage (1).

## **CLOAKROOM**

Wash hand basin in vanity unit, w.c, tiled splashbacks.

## **LOUNGE/DINING**

26' 3" x 16' 9" (7.99m x 5.10m)

Generous sized lounge/dining room with Manx stone fireplace and multi-burning stove. This bright room benefits from double windows and French doors leading to:

## **SUN ROOM**

6' 0" x 17' 0" (1.83m x 5.18m)

Distant sea views. Door to rear garden.

## **KITCHEN**

12' 0" x 9' 8" (3.65m x 2.94m)

Good range of wall and base units with contrasting worktops incorporating stainless steel sink unit, Range style cooker, 2 ovens, gas hob, stainless steel cooker hood, tiled splashbacks, tiled floor. Opening to:

## **UTILITY AREA**

Walk-in pantry, base unit with worktop. Door to outside.

## **INNER HALL**

Access to loft (with ladder).

## **BEDROOM 3**

14' 0" x 10' 0" (4.26m x 3.05m)

Built-in double wardrobe.

## **BEDROOM 1**

14' 11" x 12' 3" (4.54m x 3.73m)

Front aspect, enjoying views over the garden.

## **EN-SUITE SHOWER ROOM**

White fitted suite comprising corner shower cubicle, wash hand basin in vanity unit with storage underneath, w.c, fully tiled walls.

## **BEDROOM 2**

12' 0" x 9' 10" (3.65m x 2.99m)

## **BATHROOM**

White four piece suite comprising corner shower cubicle, panelled bath, wash hand basin and w.c. Fully tiled walls and floor.

## **OUTSIDE**

Considerable wrap around private garden mainly laid to lawn. To the front a generous driveway.

## **INTEGRAL GARAGE (1)**

18' 0" x 10' 9" (5.48m x 3.27m)

Up and over electric door, plumbing for washing machine, space for dryer. Oil central heating boiler, oil tank.

## **GARAGE (2)**

18' 0" x 9' 0" (5.48m x 2.74m)

Up and over door. Door to outside.

## **SERVICES**

Mains water, drainage and electricity. Oil fired central heating. UPVC double glazed throughout.

## **POSSESSION**

Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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