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10 Ballabridson Park, Ballasalla, IM9 2ES
Asking Price £449,000

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Well appointed detached true bungalow that takes advantage of lovely views overlooking the Steam Railway tracks! Conveniently situated within walking distance to local shops, schools, airport and southern amenities, the spacious accommodation comprises generous lounge, superb dining kitchen, utility room, 3 double bedrooms, en-suite shower room and family bathroom. Outside is a lawned rear garden with good sized patio, and driveway to the front. Double garage.





LOCATION

Travel out of Port Erin onto the Shore Road, and proceed through to Castletown. Take the Douglas Road towards the Airport, at the Whitestone roundabout turn right towards Douglas. Continue along and take the second turning on the right hand side into Ballabridson Park. Take the first right and continue ahead to the end of the cul-de-sac where number 10 can be found on the left hand side.

ENTRANCE PORCH

Built-in storage cupboard.

HALLWAY

LOUNGE

18' 4" x 16' 8" (5.58m x 5.08m)

Excellent sized room with lovely views overlooking the Steam Railway Track! Feature multi fuel burner. Patio doors leading to rear garden.

DINING KITCHEN

18' 8" x 14' 3" (5.69m x 4.34m)

Quality kitchen that's fitted with good range white fronted wall and base units, contrasting worktops incorporating stainless steel sink unit, 5-ring gas hob and 2 fan ovens with hood over, fridge/freezer. Tiled splashbacks. Fabulous outlook. Double doors to lounge:

UTILTY ROOM

14' 4" x 4' 5" (4.37m x 1.35m)

Fitted wall and base units with worktops incorporating stainless steel sink unit, tiled splashbacks, plumbing for washing machine. Door to outside.

BEDROOM 1

16' 8" x 10' 5" (5.08m x 3.17m)

Large bright room with fitted double wardrobes.

EN-SUITE SHOWER ROOM

Modern suite comprising shower cubicle, vanity wash hand basin, w.c, tiled splashbacks, chrome ladder style heated towel rail, tiled walls, wood laminate flooring.

BEDROOM 2

14' 8" x 10' 3" (4.47m x 3.12m)

BEDROOM 3

10' 7" x 9' 8" (3.22m x 2.94m)

Bright double bedroom with fitted wardrobes.

BATHROOM

13' 3" x 6' 3" (4.04m x 1.90m)

Luxurious suite comprising shower cubicle, freestanding bath, wash hand basin, w.c, chrome ladder style heated towel rail, tiled wall. Attractive wood laminate flooring.

OUTSIDE

Good sized front lawned garden with mature shrub boundaries. Generous driveway. Rear garden with raised patio and lovely views overlooking Steam Railway lines. Large lawned side garden. Access gate.

DOUBLE GARAGE

18' 5" x 15' 6" (5.61m x 4.72m)

Mezzanine level for storage. Electric rolling door. Access door to rear.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazed.

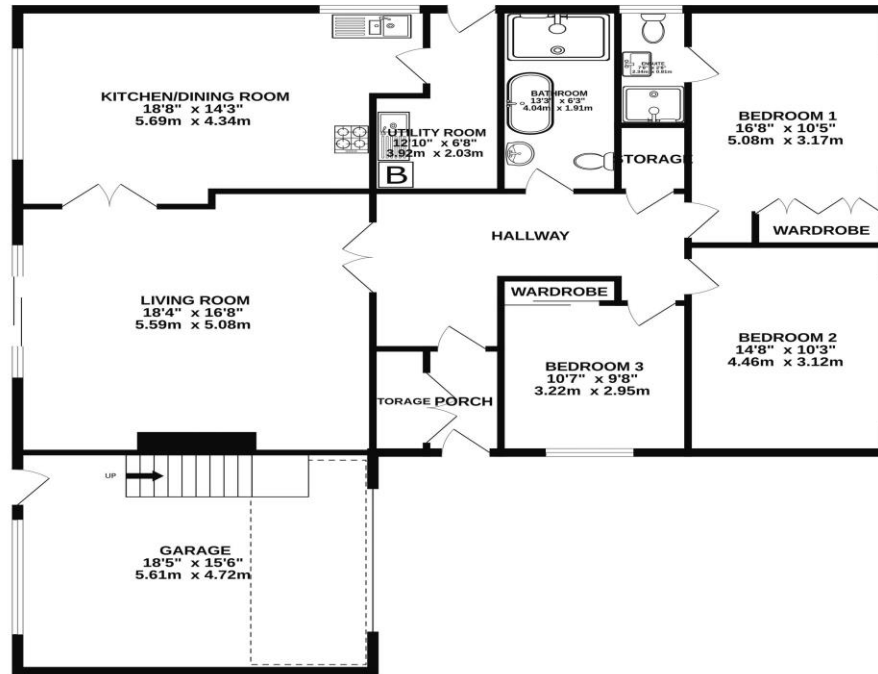
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GROUND FLOOR



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