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That'll Do, Bridge Road, Ballasalla, IM9 3DA
Asking Price £575,000

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Beautifully presented detached extended cottage, located in the heart of Ballasalla, overlooking the pretty Silverdale River. Accommodation comprises lounge, well fitted kitchen, utility, cloakroom, dining, snug, office, hobbies room, workshop, 3 double bedrooms, 3 en-suites and dressing room. Outside are private paved gardens with pleasant outlook over the river. To the side of the property there is a large car port and generous block paved driveway and turning area. Viewings are highly recommended to appreciate this lovely home!





LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown and turn left at the first roundabout onto Victoria Road, turn left at the second roundabout onto Douglas Road passing King William's College and the Airport. Proceed to the Whitestone roundabout in Ballasalla and continue ahead, at the next roundabout turn left and That'll Do can be found a short distance along on the right hand side.

ENTRANCE HALLWAY

Tiled floor. Velux, hanging space for coats. Second staircase leading to first floor.

SNUG

13' 3" x 17' 5" (4.04m x 5.32m)

Bright and airy room with wood burning stove, tiled floor.

OFFICE/STORE ROOM

5' 10" x 5' 5" (1.77m x 1.65m)

KITCHEN

17' 5" x 13' 5" (5.31m x 4.09m)

Superbly fitted with an extensive range of wall and base units with contrasting worktops, incorporating sink unit, tiled splashbacks, integrated dishwasher and fridge/freezer, Range cooker, tiled floor, opening to dining area.

UTILITY

Fitted wall units with worktops, washing machine, fridge/freezer, fitted shelving and tiled floor.

CLOAKROOM

W.C., wash hand basin, tiled floor, chrome ladder style heated towel rail, Xpelair. Loft access with ladder (fully boarded).

DINING AREA

15' 7" x 13' 8" (4.74m x 4.17m)

French doors leading to outside, tiled floor.

LOUNGE

12' 8" x 18' 11" (3.86m x 5.76m)

Superb feature open staircase leading to first floor (bedroom 1). Log burning stove.

FIRST FLOOR

BEDROOM 1

14' 5" x 12' 8" (4.40m x 3.86m)

Wooden flooring. Lovely views overlooking side garden and river.

DRESSING ROOM

Loft access. pleasant views over river. Door to:

EN-SUITE SHOWER ROOM

Shower, w.c., wash hand basin in fitted unit, Xpelair, tiled walls and floor.

SECOND STAIRCASE

TO FIRST FLOOR.

BEDROOM 2

17' 5" x 15' 0" (5.30m x 4.58m)

Built-in shelving. Rear aspect. Downlighters.

EN-SUITE BATHROOM

Bath with electric shower over, w.c., wash hand basin in unit, chrome ladder style towel rail, Xpelair, tiled walls and floor.

BEDROOM 3

17' 5" x 15' 0" (5.30m x 4.58m)

Built-in shelving. Rear aspect. Downlighters.

EN-SUITE BATHROOM

Bath with electric shower over, w.c., wash hand basin unit, chrome ladder style towel rail, Xpelair, tiled walls and floor.

OUTSIDE

Private paved and walled gardens to rear and side with lovely views overlooking the river. (Boundary at rear is up to the river). Side access.

Wooden seating area. To front is large block paved driveway and turning area.

CAR PORT

16' 5" x 17' 5" (5.013m x 5.32m)

Generous size for parking 2 vehicles.

WORKSHOP

10' 11" x 6' 3" (3.34m x 1.91m)

Built-in shelving and store cupboards. Large walk-in store. Door to:

HOBBIES ROOM

7' 6" x 11' 11" (2.29m x 3.63m)

SERVICES

Mains water, drainage and electricity. Gas central heating. PVC double glazing. Underfloor heating 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. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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