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13 Cronk Y Berry Avenue, Douglas, IM2 6HE
Asking Price £219,950

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Mid Terrace two bedroom home offered for sale with no onward chain. The property is situated in a cul-de-sac location within walking distance to the local schools, shops, park and bus route. To the ground floor the accommodation enjoys a living room and a dining kitchen opening to the south facing rear garden. On the first floor there are two bedrooms and a bathroom. There is a single allocated parking space. The property is offered for sale with no onward chain. Early viewing is a must!



LOCATION

From Bray Hill traffic lights continue along Ballanard Road turning right at the roundabout and up Johnny Wattersons Lane. The turning for Cronk Y Berry is towards to top on the right. Continue along this road and turn left onto Cronk Y Berry Drive and take the second turning on the left into Cronk Y Berry Avenue. Turn left again and the property is located on the left hand side, clearly identified by our For Sale Board.

ENTRANCE VESTIBULE

uPVC double glazed door.

HALL

LOUNGE

12' 10" x 10' 2" (3.9m x 3.11m)

Coved ceiling. Radiator. Understairs cupboard. Television point. Open archway to

DINING KITCHEN

13' 1" x 9' 10" (4m x 3m)

Fitted white base and wall units with laminate worktops. Electric cooker point. Plumbed for washing machine. 1 1/2 bowl sink with mixer tap. Tiled splashback. Radiator. Cupboard housing gas central heating boiler. uPVC double glazed French doors to rear garden.

FIRST FLOOR: LANDING

Loft hatch. Linen cupboard.

BATHROOM

Grey coloured suite comprising panelled bath with shower attachment and screen, WC and pedestal wash hand basin. Fully tiled walls. Radiator.

BEDROOM 2

12' 6" x 6' 11" (3.8m x 2.1m)

Recess for wardrobe. Radiator.

BEDROOM 1

9' 10" x 10' 2" (3m x 3.1m)

Radiator. Cupboard.

OUTSIDE

Communal car parking spaces at end of terrace. Small open plan lawn at front. Lawned garden to rear which is fenced with gate access.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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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DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

RAMSEY

5-7 Market Hill
Ramsey IM8 1JT
T. 01624 812236
E. ramsey@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Consultants: Keith Kerruish
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