



15 Ashbourne Avenue, Douglas, IM2 1NW

Asking Price £379,950

Modern three bedroom semi-detached home set on a large plot providing spacious family accommodation. The property is situated in a desirable cul-de-sac location and is within a short distance of the local schools and business park. To the ground floor the accommodation enjoys a living room, dining room, kitchen, utility room which houses a new gas boiler and there is a ground floor cloakroom (WC). On the first floor there are three good sized bedrooms with two of the bedrooms being complemented by built in wardrobes and there is a family bathroom. At the front of the property there is an open plan lawned garden area and a driveway providing off road parking and access to the integral garage. To the rear there is a large south west facing lawned garden with timber fencing to the borders. Viewing highly recommended!

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LOCATION

The property can be approached by travelling from Quarterbridge on the main Douglas to Peel road. Turn left at the roundabout and left again at the next roundabout onto Saddle Road. Continue up turning right at the roundabout onto Vicarage Road and follow the road up taking the second turning on the left hand side into Meadow Crescent. Follow the road in and round, continue past Ashberry Avenue taking the next turning on the right into Ashbourne Avenue. The property is along on the left hand side.

ENTRANCE HALL

Stairs leading to first floor. Wooden floor. Ceiling light.

LOUNGE 14' 5" x 16' 9" (4.4m x 5.1m)

Bay window. Coved ceiling. Multiple plug sockets. Electric feature fireplace with marble slips. Radiator. Television point. Ceiling light. Opening through to

DINING AREA 10' 2" x 8' 2" (3.1m x 2.5m)

Coved ceiling. Radiator. Wooden floor. Ceiling light. Multiple plug sockets. uPVC double glazed French doors to rear garden.

KITCHEN 10' 10" x 8' 10" (3.3m x 2.7m)

Well presented base and wall units with laminate worktops incorporating stainless steel sink with mixer tap and drainer. Appliances include Indesit dishwasher, Diplomat oven and grill with 5 ring gas hob with extractor over. Coved ceiling. Understairs cupboard. Large uPVC double glazed window to rear aspect. Ceiling light. Multiple plug sockets. Television point.

UTILITY 9' 10" x 7' 7" (3.0m x 2.3m)

Built-in cupboards to one wall. Space for fridge freezer. Plumbed for washing machine. Radiator. Loft hatch. Ceiling light. uPVC part double glazed door to rear garden.

INTEGRAL GARAGE 16' 9" x 10' 2" (5.1m x 3.1m)

Up and over door. Ceiling light. Plumbed for tumble dryer. Consumer unit. Built-in storage cupboards.

CLOAKROOM 2' 11" x 5' 3" (0.9m x 1.6m)

WC and wash hand basin. Part tiled walls. Ceiling light. Tiled floor.

FIRST FLOOR: LANDING

Carpeted floor. Coved ceiling. Ceiling light.

FAMILY BATHROOM 8' 2" x 6' 3" (2.5m x 1.9m)

Modern white suite comprising WC, pedestal wash hand basin and panelled bath with glass screen and shower over. Chrome towel rail. Fully tiled walls and floor. Bathroom light. Extractor fan. Opaque double glazed window. Underfloor heating.

BEDROOM 1 10' 10" x 12' 6" (3.3m x 3.8m)

uPVC double glazed window to rear aspect. Carpeted floor. Ceiling light. Coved ceiling. Radiator. Multiple plug sockets. Nolte fitted wardrobes with shelving and hanging space to one wall.

BEDROOM 2 8' 6" x 12' 6" (2.6m x 3.8m)

uPVC double glazed window to front aspect. Carpeted floor. Coved ceiling. Ceiling light. Multiple plug sockets. Radiator. Built-in wardrobes and storage unit with shelving and hanging space. Loft hatch.

BEDROOM 3 8' 10" x 9' 2" (2.7m x 2.8m)

uPVC double glazed window to front aspect. Carpeted floor. Coved ceiling. Ceiling light.

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Multiple plug sockets. Radiator. Built-in storage unit and cupboards around the bed.

OUTSIDE

Driveway and lawned area to front. Large rear garden laid to lawn with fence boundary.

SERVICES

Mains water, electricity and drainage. Gas central heating.

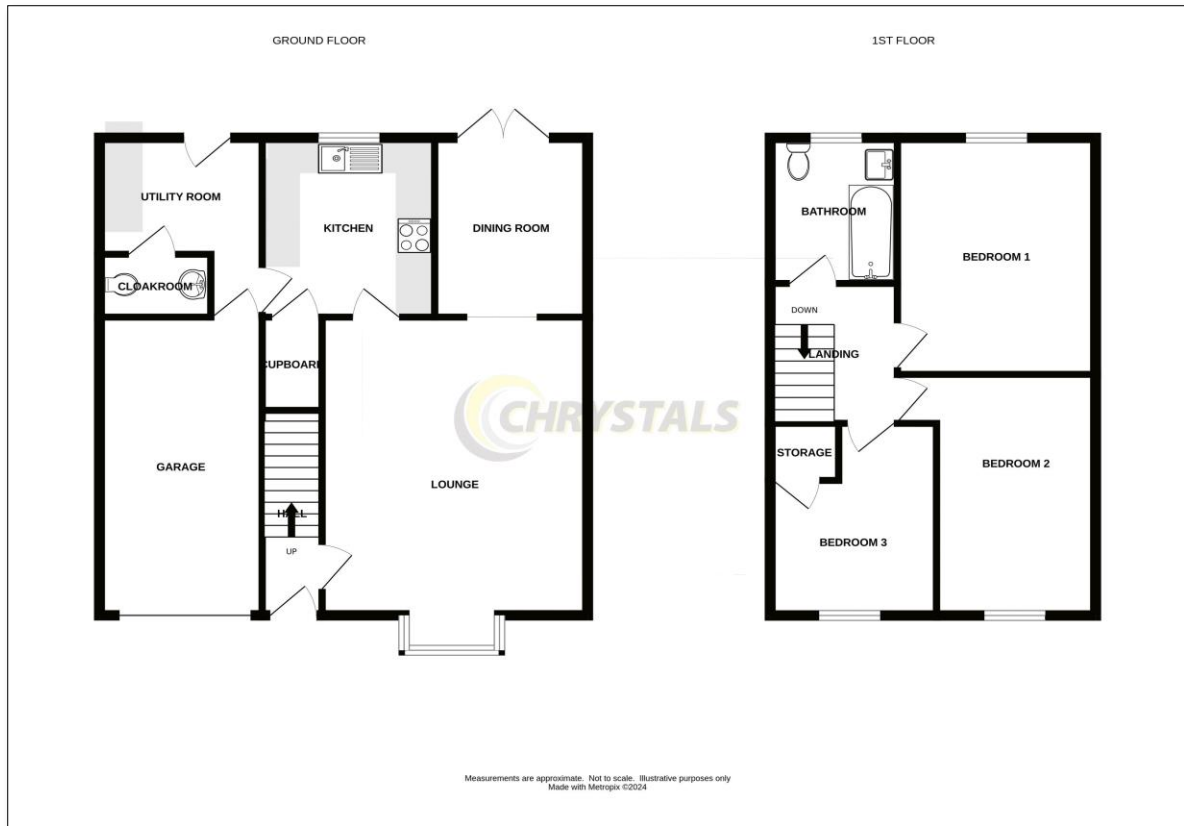
VIEWING

Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

POSSESSION

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