



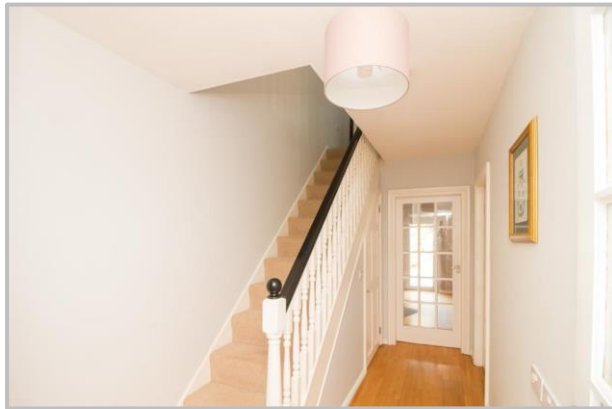
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34 Cronk Grianagh, Braddan, IM4 4RN
Asking Price £304,950

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Modern three bedroom end of terrace home situated in a desirable residential location within easy reach to local shops, schools and town centre and close proximity to the Hospital. This highly sought after property provides deceptively spacious and modern accommodation throughout. The well presented accommodation comprises welcoming entrance hall with washroom (WC), modern breakfast kitchen and a lovely living room with access to the rear decking area. There are three bedrooms and a modern bathroom to the first floor. Externally to the front of the property is a driveway with parking for two cars. To the rear of the property is an impressive sized decking area and a good sized lawned garden with further gravelled seating area. The rear garden faces in a south westerly direction enjoying much of the daytime and afternoon sun.



LOCATION

Travelling on the Peel Road continue straight head through Quarterbridge roundabout and at the Jubilee Oak mini roundabout turn right. Follow the road up to the next roundabout heading past the road leading past Noble's Hospital then take the turning on the left into Cronk Grianagh. follow the Road down to the left and the property can be found on the right hand side, clearly identified by our For Sale board.

ENTRANCE PORCH

Part glazed wooden door. Laminate floor. Ceiling light.

CLOAKROOM

Vanity wash hand basin and WC. Laminate floor. Heated towel rail. Ceiling light. Opaque uPVC double glazed window to front aspect.

ENTRANCE HALLWAY 12' 10" x 6' 3" (3.9m x 1.9m)

Stairs to first floor. Laminate floor. Ceiling light. Radiator. Multiple plug sockets. Under stairs storage with shelves and hanging space.

KITCHEN 13' 9" x 10' 2" (4.2m x 3.1m)

Excellent range of hand painted solid wood fitted base, wall and drawers units with granite effect worktops incorporating 1 1/2 bowl sink with drainer and mixer tap. Tiled splashback. Integrated appliances include slot in electric oven, grill and 4 ring induction hob with extractor above. Space for fridge freezer. Plumbed for washing machine. Ceiling light. Radiator. Laminate floor. uPVC double glazed window to front aspect.

LOUNGE/DINING ROOM 17' 1" x 11' 6" (5.2m x 3.5m)

Laminate floor to dining area with radiator. Multiple. Coved ceiling. uPVC double glazed door to rear garden. Carpeted floor to Lounge. Radiator. Coved ceiling. Multiple plug sockets. Attractive electric feature fireplace. Television and satellite points. uPVC double glazed window to rear aspect.

FIRST FLOOR: LANDING

Carpeted floor. Loft hatch. Multiple plug sockets. Airing cupboard with shelving and radiator.

BEDROOM 8' 2" x 7' 7" (2.5m x 2.3m)

Carpeted floor. Radiator. Ceiling light. Multiple plug socket. uPVC double glazed window to rear aspect.

BEDROOM 14' 1" x 10' 6" (4.3m x 3.2m)

Carpeted floor. Radiator. Ceiling light. Multiple plug sockets. uPVC double glazed window to rear aspect.

BEDROOM 11' 2" x 10' 6" (3.4m x 3.2m)

Carpeted floor. Ceiling light. Multiple plug sockets. Radiator. uPVC double glazed window to front aspect.

BATHROOM Modern three piece suite comprising panelled bath with shower attachment and screen, vanity wash hand basin and WC. Laminate flooring. Part tiled walls. Extractor fan. Ceiling light. Opaque uPVC double glazed window. Radiator.

OUTSIDE

Tarmac driveway with parking for several vehicles. Gravelled areas for low maintenance to either side. Oil tank and Oil fired central heating boiler to the side. Rear garden has a large entertaining decked area. Steps down to a lawn. Fence boundaries with mature planting offering privacy.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

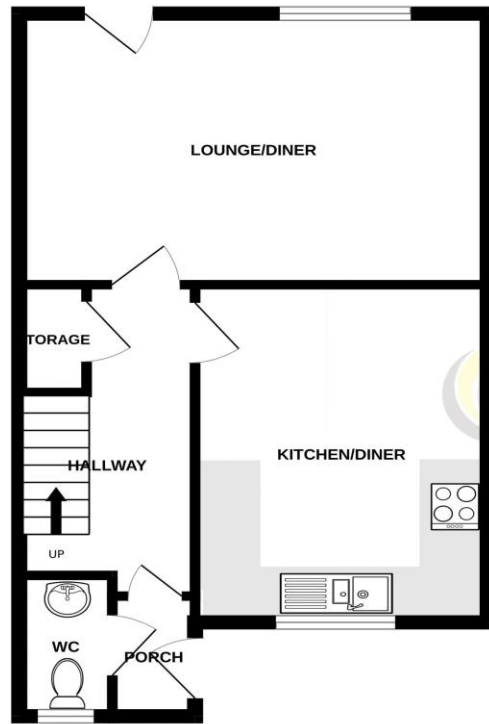
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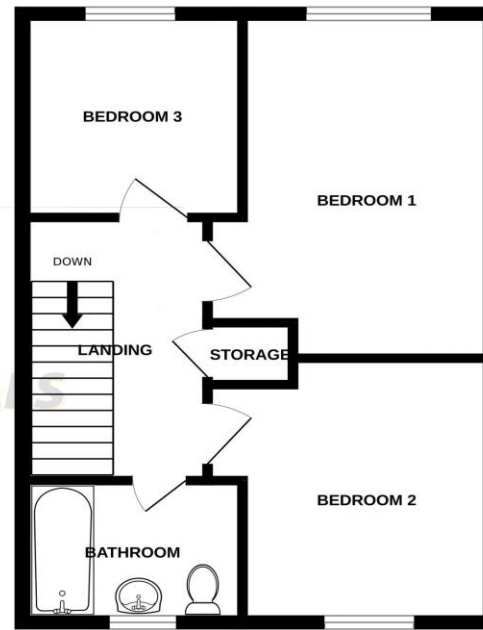




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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