



INVESTMENT PURCHASE -The property is currently rented and is achieving £925 pcm rental income until 6th December 2023. A fabulous modern semi detached house centrally located in the heart of Governors Hill. The accommodation comprises Two Double Bedrooms and One Single Bedroom. Open Plan Lounge/Dinning Area. Kitchen and Family Bathroom. Gas fired central heating. To the rear is an easily maintained South facing garden. the property is offered for sale with no onward chain. Viewing highly recommended!







LOCATION

Travelling out of Douglas from Villa Marina, proceed up Broadway and onto Ballaquayle Road and straight ahead onto Ballanard Road. Turn right at roundabout and head up Johnny Wattersons Lane, taking the turning on the right at The Cat With No Tail public house onto Hailwood avenue. Turn right onto Lakeside Road, passing the school car park and playground. Take the Second Right onto Berry Woods Avenue and the property will be clearly found by our For Sale Board.

ENTRANCE PORCH

Part glazed wooden door.

ENTRANCE HALL

Carpeted floor. Consumer unit. Radiator. Multiple plug sockets. Stairs to first floor.

OPEN PLAN LOUNGE/DINING

ROOM 21' 0" x 14' 1" (6.4m x 4.3m)

Carpeted floor. Coved ceiling. 2 radiators. Electric feature fireplace with granite hearth and wooden decorative surround. Multiple plug sockets. Television and Satellite points. uPVC double glazed window to front aspect. Wooden doors to to rear garden. Understairs storage. Door to

KITCHEN 8' 6" x 7' 3" (2.6m x 2.2m)

Fitted with a good range of white units to base and eye level with laminate worktops over. Stainless steel sink with chrome mixer tap. Electric slot in oven and 4 ring hob with extractor above. Tiled splashbacks. Plumbed for washing machine. Space for fridge freezer. Window to rear aspect. Multiple plug sockets. Vaillant gas central heating boiler. Laminate flooring. Ceiling light.

FIRST FLOOR: LANDING

Carpeted floor. Loft hatch. Ceiling light.

FAMILY BATHROOM

White three piece suite comprising WC, pedestal wash hand basin and panelled bath with shower attachment. Bathroom light. Radiator. Laminate flooring. Window to rear aspect.

BEDROOM 1 10' 10" x 9' 2" (3.3m x 2.8m)

Carpeted floor. Window to rear aspect. Radiator. Ceiling light. Multiple plug sockets.

BEDROOM 2 9' 6" x 7' 7" (2.9m x 2.3m)

Carpeted floor. Window to front aspect. Radiator. Ceiling light. Multiple plug sockets.

BEDROOM 3 5' 7" x 8' 2" (1.7m x 2.5m) max

Carpeted floor. Radiator. Ceiling light. Window to front aspect. Multiple plug sockets.

OUTSIDE

Mainly laid to lawn with fence boundaries. Garden shed. Gate to rear.

SERVICES

Mains water, electricity and drainage. Gas central heating.

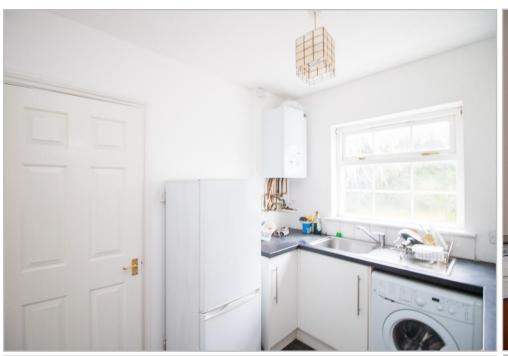
VIEWING

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

POSSESSION

Tenanted until 6th December 2023.

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Since 1854

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