



[www.chrystals.co.im](http://www.chrystals.co.im)

54 Berry Woods Avenue, Douglas, IM2 7DB  
**Asking Price £260,000**

54 Berry Woods Avenue, Douglas, IM2 7DB

**Asking Price £260,000**

**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 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.

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.







Since 1854



#### 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  
Registered in the Isle of Man No. 34808. Chrystal Bros. Stott & Kerruish Ltd. Trading as Chrystals. Registered Office: 31 Victoria Street, Douglas, Isle of Man.