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5 Ballanoa Meadow, Santon, IM4 1HQ
Asking Price £325,000

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Highly desirable 3 bedroom property providing spacious modern accommodation situated in a quiet cul-de-sac. The property is conveniently located approx 10 minutes drive to Douglas and similar time frame to Castletown and the airport. The light and airy accommodation comprises lounge, dining kitchen, 3 bedrooms and bathroom. To the outside is parking for 2 cars and a low maintenance decked and lawned rear garden. Offered for sale with no onward chain. Early viewing strongly recommended!



LOCATION

The property is approached by travelling from Quarterbridge roundabout in a southerly direction on the New Castletown Road. Proceed up Richmond Hill passing Mount Murray and take the second turning on the right then second left into Ballanoa Meadow. Take the first turning on your left hand side and the property can be found on the left, clearly identified by our for sale board.

ENTRANCE HALL

Laminate wood effect flooring. Radiator.

CLOAKROOM

White suite comprising: WC and corner wash hand basin.

LOUNGE

15' 1" x 11' 10" (4.6m x 3.6m)

Laminate wood effect flooring. Front aspect. Under stairs storage cupboard. Double doors through to:

DINING KITCHEN

14' 9" x 11' 10" (4.5m x 3.6m)

Beech base and eye level units with laminate worktops incorporating single drainer stainless steel sink unit. Tiled splash backs. Vinyl flooring. Gas Sauvier Duval central heating boiler. Appliances include Whirlpool Oven, 4 ring hob. Space for freestanding fridge freezer. Plumbed for washing machine. Sliding door to rear to garden.

FIRST FLOOR: LANDING

Loft hatch.

BEDROOM 1

14' 9" x 10' 2" (4.5m x 3.1m)

Rear aspect with views over countryside.

BATHROOM

Modern White suite comprising: panelled bath with shower over and screen, pedestal wash hand basin and WC. Extractor fan. Part tiled walls.

BEDROOM 2

10' 10" x 8' 2" (3.3m x 2.5m)

Front aspect.

BEDROOM 3

7' 7" x 6' 3" (2.3m x 1.9m)

Front aspect.

OUTSIDE

Front tarmac driveway with parking for 2 cars. Rear lawned and fenced garden. Decking area.

SERVICES

Mains water, electricity and drainage installed. Gas fired central heating.

VIEWING

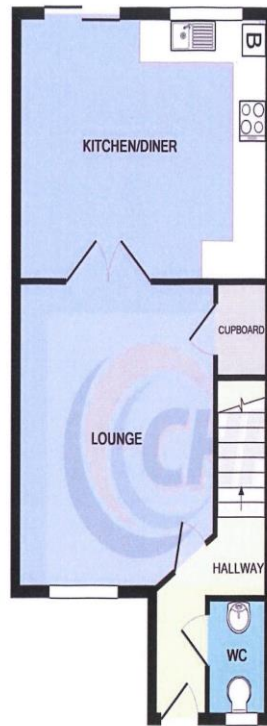
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

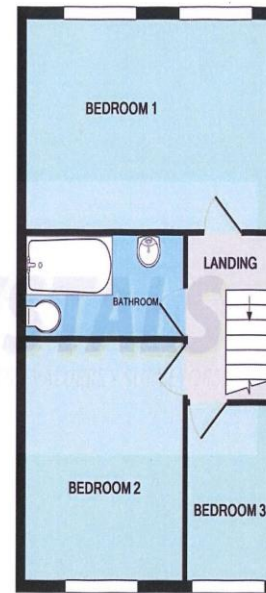
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; 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 IM1 2SE.