

Ref No: DCP00794

## 97A MALEW STREET, CASTLETOWN



**PRICE £230,000**

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**97A Malew Street, Castletown**

- \* Spacious Mid-Terraced Town House over 3 Floors
- \* Well Designed and Tastefully Decorated Throughout
- \* Ideal Lockup and Leave Property
- \* On the Level and Close to Castletown Town Centre, Airport and Schools
- \* Generous Lounge/Dining Room
- \* Modern Fitted Kitchen with Appliances
- \* 3 Double Bedrooms (1 En-Suite)
- \* Family Bathroom
- \* Double Glazing
- \* Gas Fired Central Heating
- \* Detached Garage
- \* Viewings Recommended

## **97A Malew Street, Castletown**

The price is to include fitted floor coverings.

The garage can be accessed via the archway between 103 and 105 Malew Street. There is a small parking area in front of the garage. An ideal lock up and leave as there is no outdoor space with this property.

### **DIRECTIONS TO PROPERTY**

Travelling out of Castletown and over the harbour Bridge, follow the harbour and turn left at the roundabout to cross the river. Continue ahead and turn left at the traffic lights into Malew Street. Travel approximately 150 yards along Malew Street where the property can be found on the right hand side just beyond the left hand bend.

In greater detail the accommodation comprises:-

### **GROUND FLOOR**

**ENTRANCE HALL** Timber door with glass block side panels. Recessed halogen lighting. Stairway to first floor. Telephone point. Door to:-

**LOUNGE/DINING ROOM** (23'0" x 17'6" approx.) Attractive cast iron open grate fireplace with timber over mantle and an inset living flame gas fire set on a slate hearth. Two wall light points and recessed halogen lighting. TV and telephone points. Wired for satellite TV. Glass block screen wall to:-



**DINING AREA** Recessed halogen lighting. Built-in under stairs cupboard. Door to:-

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**KITCHEN** (11'6" x 10'0" approx.) Fitted with an extensive range of beech finish matching wall cupboards and base units, together with contrasting laminated work surfaces, incorporating a 1½ bowl stainless steel sink and mixer tap. Ceramic hob with oven unit below and a matching stainless steel extractor hood above. Integrated fridge/freezer, dishwasher and washer-dryer. Tiled splashback and concealed counter lighting. Recessed halogen lighting.



**FIRST FLOOR**

**BEDROOM 2** (17'0" x 10'0" approx.) Wardrobe recess. TV and telephone points. Recessed halogen lighting.

**BEDROOM 3** (24'6" X 10'0" approx.) TV and telephone points. Recessed halogen lighting.

**FAMILY BATHROOM** Containing a white coloured suite, comprising panelled bath, low flush WC and pedestal wash hand basin with tiled splash back. Mirror and shaver light/socket. Shower cubicle with fully plumbed shower valve. Boiler cupboard housing Vaillant gas fired central heating boiler. Recessed halogen lighting and extractor fan.



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**SECOND FLOOR**

**MASTER BEDROOM** (20'0" x 12'0" approx.) Triple, heritage, double glazed roof windows. TV and telephone points. Exposed trusses and purlins. Access to under eaves storage areas. Door to:-

**EN-SUITE BATHROOM** Containing a white coloured suite comprising panelled bath with mixer tap shower and tiled surround, low flush WC and wash hand basin with tiled splashback. Mirror and shaver light/socket. Recessed halogen lighting and extractor fan. Heritage double glazed roof window.



**SERVICES**

All mains services are installed.  
Gas fired central heating.  
Double glazed windows.

**ASSESSMENT**

Rateable value £112    Approx Rates payable £785.41 (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

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