

Ref No: DCP00961

## 19 KISSACK ROAD, CASTLETOWN

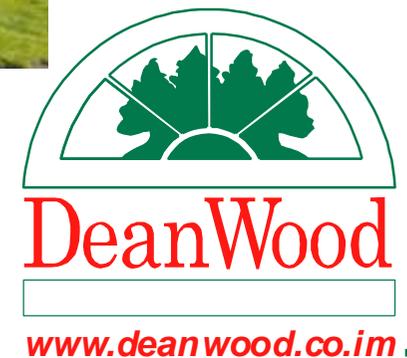


**PRICE £279,950**

37 VICTORIA STREET, DOUGLAS  
ISLE OF MAN, IM1 2LF  
TELEPHONE: 01624 620606  
FACSIMILE: 01624 677363  
EMAIL: [info@deanwood.co.im](mailto:info@deanwood.co.im)

9 CASTLE STREET, CASTLETOWN  
ISLE OF MAN, IM9 1LF  
TELEPHONE: 01624 825995  
FACSIMILE: 01624 825999  
EMAIL: [castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

29 PARLIAMENT STREET, RAMSEY  
ISLE OF MAN, IM8 1AT  
TELEPHONE: 01624 816111  
FACSIMILE: 01624 816588  
EMAIL: [ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)



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**19 Kissack Road, Castletown**

- \* Detached Dormer Bungalow
- \* On the Level and Short Walk to Town Amenities
- \* Close to Beach, Shops and Schools
- \* Lounge
- \* Dining Kitchen
- \* 3 Bedroom
- \* Family Bathroom and Shower Room
- \* Easy to Maintain Front and Rear Gardens
- \* Single Garage and Off-Road Parking for 2 to 3 Cars
- \* uPVC Double Glazing
- \* Oil Fired Central Heating
- \* Viewings Highly Recommended

## **19 Kissack Road, Castletown**

The price is to include all fitted floor coverings.

The front of the property is laid to lawn with concrete path to rear garden. Driveway provides off-road parking for two to three cars. To the rear of the property is a generous private garden, laid to lawn with concrete path leading to garage and garden store rooms. External Worcester oil fired central heating boiler and oil tank.



## **DIRECTIONS TO PROPERTY**

Travelling out of Market Square heading south along Queen Street, bear onto Farrants Way and take the second road on the left into Kissack Road. Continue along where number 19 will be located on the left hand side.

In greater detail the accommodation comprises:-

### **GROUND FLOOR**

**ENTRANCE PORCH** Parquet flooring. Door to:-

**ENTRANCE HALL** Stairs to first floor. Storage cupboard and under-stairs cupboard.

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**LOUNGE** (10'4" x 16'4" approx.) Open grate fireplace with tiled hearth, surround and mantel. TV point. Dual aspect windows providing lots of natural light. Sliding glazed double doors leading to:-



**KITCHEN DINER** (10'3" x 14'11" approx.) Fitted wall and base units with laminated wood effect worktops incorporating a 1½ bowl stainless steel sink and mixer tap with tiled splashbacks. Space for freestanding cooker and fridge freezer and plumbing for washing machine. Built-in storage cupboards with shelving. Space for dining table and chairs. Two large uPVC windows providing views over garden. Door to rear garden.



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**BEDROOM 3** (9'6" x 10'9" approx.) Parquet flooring. Large built-in wardrobes with hanging and shelving and high level storage cupboards above.



**SEPARATE WC** Low flush WC, part-tiled walls.

**BATHROOM** Two piece pink suite including panelled bath and pedestal wash hand basin. Part-tiled walls. uPVC opaque window.



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**SHOWER ROOM/PREVIOUSLY BEDROOM 4** Shower cubicle with Mira electric power shower, pedestal hand wash basin. Part-tiled walls. Built-in storage cupboard with shelving and high level storage cupboard above.



**FIRST FLOOR**

**BEDROOM 1** (13'0" x 16'8" approx.) Lovely light and airy bedroom with large dormer window and providing sea views to Langness. Eaves storage.



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**BEDROOM 2** (9'6" x 13'2" approx.) uPVC window. Eaves storage. Loft access.



**OUTSIDE**

**GARAGE** (7'11" x 16'2" approx.) Up and over door. Power and light.

**STORE ROOMS** Two store rooms located at the rear of the garage and accessed from the garden, ideal for garden furniture and tools.

**SERVICES**

All mains services are installed.  
Oil fired central heating.  
uPVC double glazing.

**ASSESSMENT**

Rateable value £132.00    Approx Rates payable £1,038.58 (incl. of water rates).

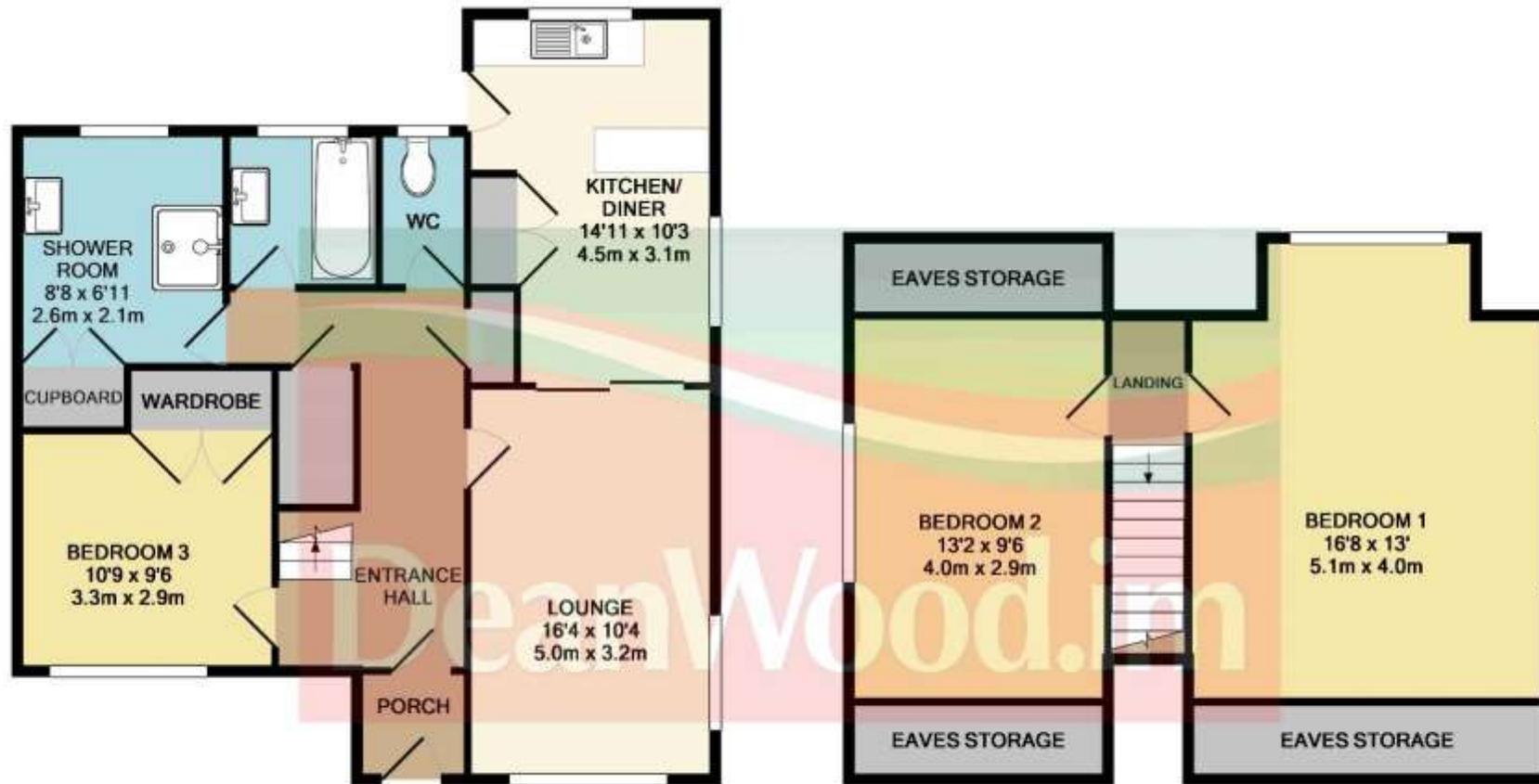
**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 769 SQ. FT.  
(71.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 607 SQ. FT.  
(56.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1376 SQ. FT. (127.9 SQ.M.)  
Not to scale for identification purposes only  
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