

10 Springfield Rise, Foxdale

Ref No DCP01051



PRICE £255,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- Modern Semi-Detached House
- Quiet Cul-de-Sac Position
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Family Bathroom
- Gas Fired Central Heating and uPVC Double Glazing
- Off-Road Parking for 2 to 3 Vehicles
- Potential for Garage Subject to Planning Permission
- Spacious Enclosed Rear Garden
- Internal Inspection Strongly Recommended
- Offered For Sale with No Onward Chain

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To the front of the property is a lawned area with a driveway providing off-road parking for two to three vehicles and gated access to the rear. While to the rear is a deceptively spacious garden enclosed with fencing. Mainly laid to lawn with paved patio area.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling north on the Ballamodha into Foxdale, turn right onto Mines Road. Travel down passed Bettridge's bearing right and pass the clock tower. Take the second entrance on the left hand side into Springfield Rise. Proceed up the cul-de-sac where No. 10 is situated a short distance along on the left. Property is situated just ten minutes drive from Douglas on the A24 via B&Q.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Canopy porch with half glazed door to:-

ENTRANCE HALL Stairs leading off to upper floor. Door to:-

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LOUNGE (14'8" x 12'3" approx.) Recently re-carpeted. Aspect to the front of the property. TV and satellite connection. Glazed double doors to:-



KITCHEN DINER (15'6" x 11'3" approx.) Fitted with a range of wall and base units with laminate worktops incorporating a 1½ bowl stainless steel sink with a mixer tap and drainer unit. Oven/grill combination with four ring hob above, tiled splashback and extractor canopy over. Washer dryer. Beko fridge freezer. Vinyl flooring. Double French doors to rear garden area. Fitted blinds. Gas fired Baxi boiler. Under-stairs storage cupboard.



FIRST FLOOR

LANDING Airing cupboard. Loft access.

BATHROOM (7'6" x 6'1" approx.) Three piece suite comprising a panelled bath with fitted screen and shower attachment over. Pedestal wash hand basin and low flush WC. Chrome ladder towel rail. Airing cupboard. Obscured glazed window with fitted blind.



BEDROOM 1 (11'9" x 8'6" approx.) Double bedroom. Fitted double wardrobes. Aspect to the front of the property.



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BEDROOM 2 (12'2" x 8'6" approx.) Good size bedroom with aspect to rear.

BEDROOM 3 (8'5" x 7'2" approx.) Single bedroom with aspect to rear.



SERVICES

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

ASSESSMENT

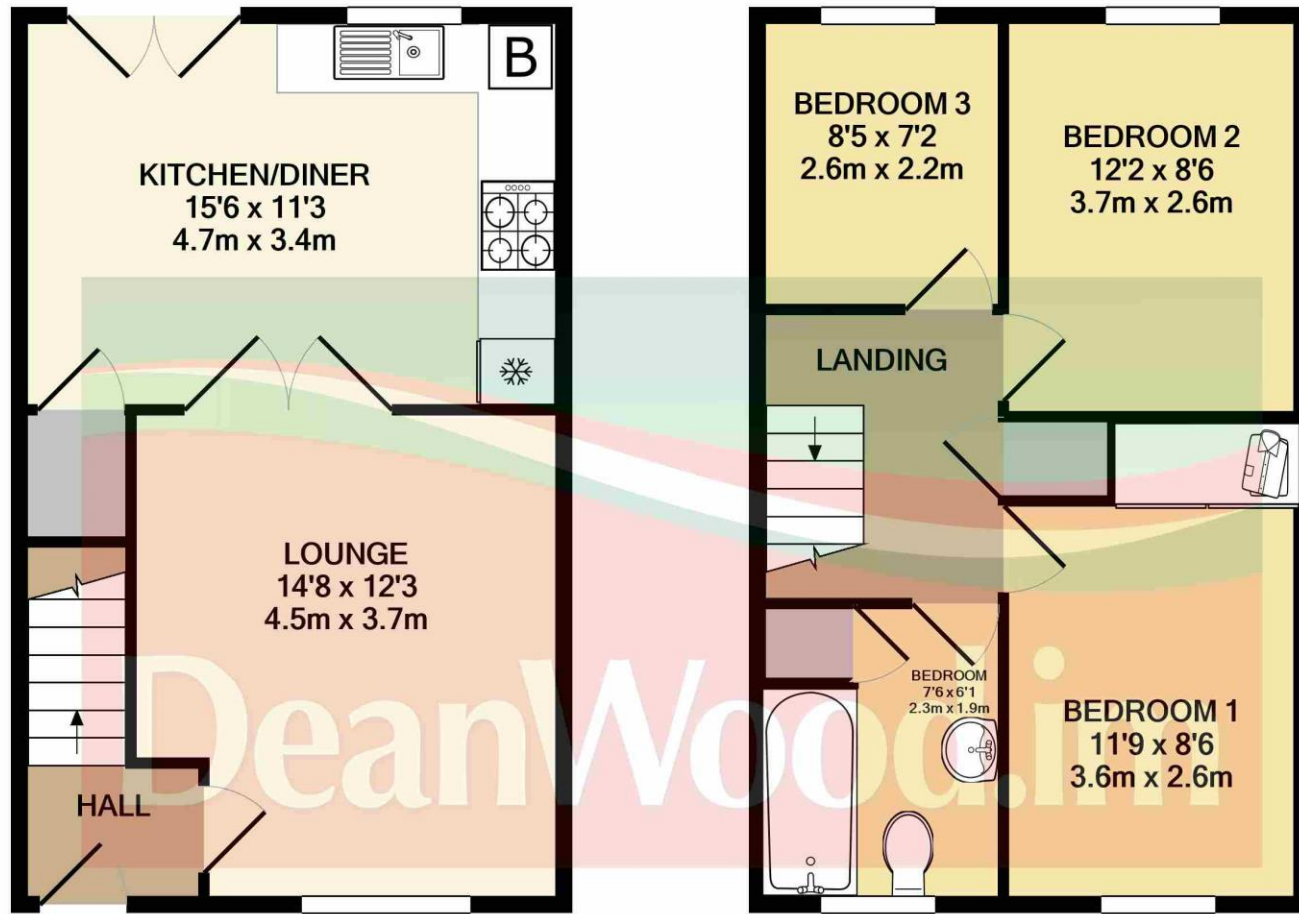
Rateable value £116 Approx Rates payable £742.96 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Not to scale-for identification purposes only
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