

28 Cedar Walk, Douglas

Ref No DDP05512



PRICE £389,950

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

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- Detached House in Popular Residential Location
- In Good Decorative Order
- Large L-Shaped Lounge/Diner
- Fitted Kitchen
- Large Sun Room
- 3 Bedrooms
- Modern Shower Room
- Gas Fired Central Heating
- uPVC Double Glazing
- Off-Road Parking
- Integral Garage
- Easy to Maintain Front and Rear Gardens

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To the front of the property is a paved driveway leading to the garage with lawn either side. To the rear is an enclosed lawned garden with fence to boundaries. Garden shed.



The price is to include fitted floor coverings

DIRECTIONS TO PROPERTY:

Travelling up Broadway from the Promenade, continue ahead until St Ninians traffic lights and proceed ahead onto Ballanard Road. At the Jonny Watterson's Lane roundabout turn left. Take the first turning on the right into Cedar Walk and follow the road round. No. 28 will be found on the right hand side opposite the entrance to Larch Hill.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

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ENTRANCE HALL Stairs to upper floor.



LOUNGE/DINER (25'5" x 16'7" approx.) Generous reception room with log burner set on a hearth with mantel over. Door to under-stairs storage. Solid wood floors. Dining area to the rear with glazed doors leading to conservatory. Coved ceiling.





SUN ROOM (18'8" x 11'7" approx.) Spacious sun room with doors leading to garden. Laminate wood flooring.



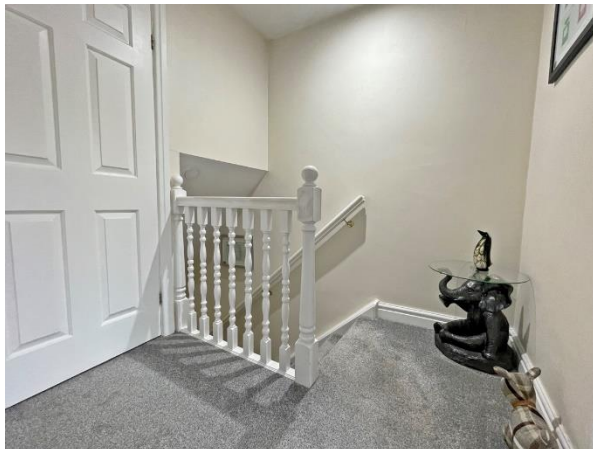
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KITCHEN (13'9" x 8'5" approx.) Fully fitted with a range of light wood fronted wall and base units, with a combination of cupboards and drawers and contrasting worktop incorporating a stainless steel sink with mixer tap and drainer. Glazed door to sun room as well as door to lounge diner.



FIRST FLOOR

LANDING



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SHOWER ROOM (9'4" x 8'5" approx.) Modern shower room fully tiled with mermaid board to shower area and tiled floor. Shower enclosure with sliding doors. Wash hand basin with illuminated mirror above and storage alcove. Low flush WC. Chrome ladder towel rail. Obscure glazed window with blind.



BEDROOM 1 (13'0" x 11'8" approx.) Good size double bedroom with rear aspects over garden.



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BEDROOM 2 (11'3" x 9'4" approx.) Double bedroom with aspects to the front of the property.



BEDROOM 3 (10'5" x 8'9" approx.) Rear aspects over garden.



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OUTSIDE

INTEGRAL GARAGE (17'8" x 10'7" approx.) Remote control up and over door with access door to rear. Window. Light and power installed. Wall mounted Vaillant gas fired central heating boiler.



SERVICES

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

ASSESSMENT

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

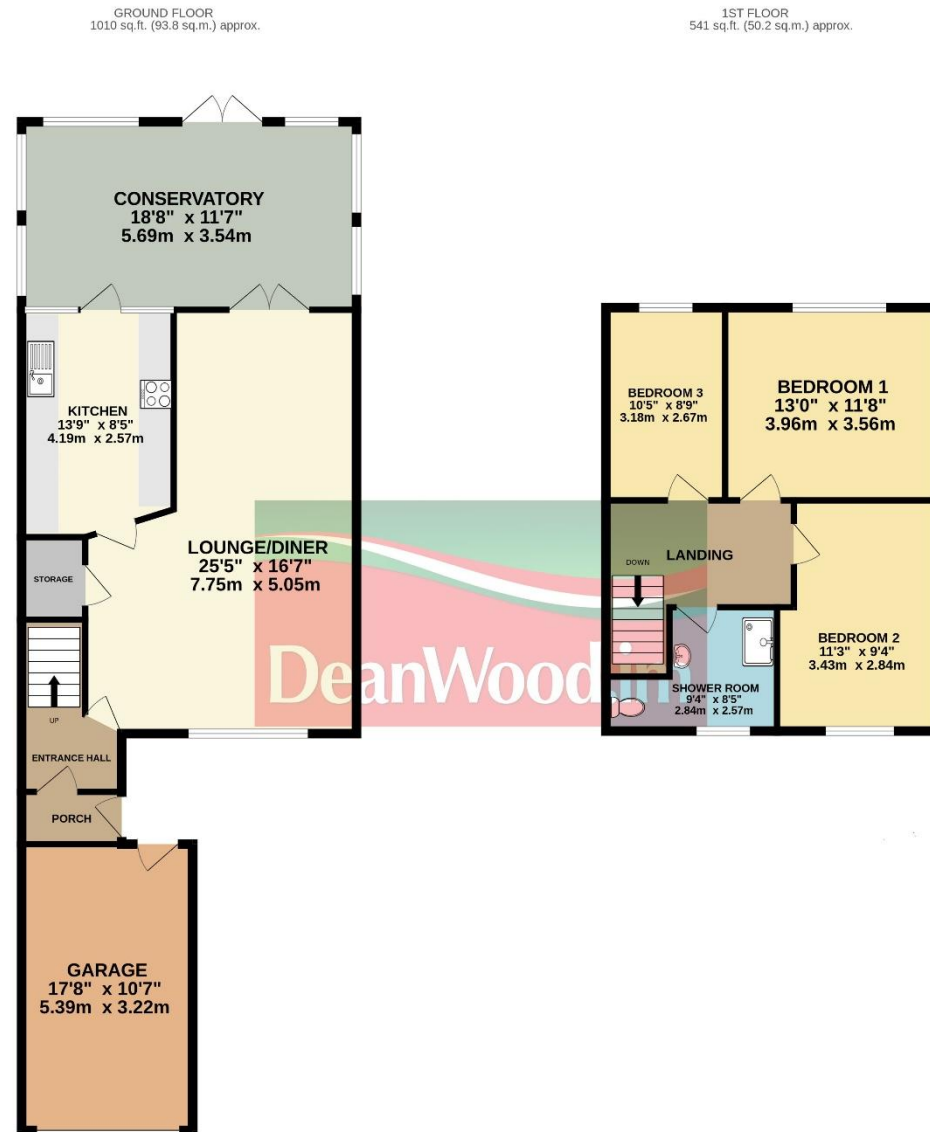
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.

Not to scale-for identification purposes only
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