



18 HILLBERRY HEIGHTS

DOUGLAS, IM2 7BP

£295,000
FREEHOLD

Welcome to Hillberry Heights, Douglas - a charming location that could be the perfect setting for your new home! This delightful semi-detached house, built in 1993, offers a modern living space that is sure to appeal to first-time buyers.

Whether you're looking to take your first step onto the property ladder or seeking a modern property in a desirable location, this three-bed semi at Hillberry Heights ticks all the boxes. Don't miss out on the opportunity to make this house your home!



T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

- Three Bed Semi Detached Property • Located on Sought After Governors Hill Development • May Appeal to First Time Buyers and Investors • Three Bedrooms, of which Two are Doubles • Newly Fitted Contemporary Bathroom • Spacious Lounge with Storage • Kitchen Diner with Newly Installed Glazed Doors to Garden • Front & Secure Rear Garden • Off-Road Parking for Multiple Vehicles • Externally Freshly Painted



Summary

Delightfully presented three bed semi-detached property with off road parking and secure rear garden that will likely appeal to first time buyers and growing families. Located in the sought after Governors Hill development offering a short walk to primary and secondary schools., doctors surgery, nursery, convenience store and other amenities.

The property is protected by an attractive covered storm porch, and is accessed by entering through a newly installed pvc front door. Stepping into an inner Hallway, ideal for storing coats and shoes, and beyond into a spacious light and bright Lounge with excellent under stairs storage. Double door from the Lounge provide access into a delightful open plan Dining Kitchen, that benefits from newly installed glazed doors that provide a focal point and onward to the rear garden. The well designed fitted Kitchen includes a free standing tall fridge freezer, electric oven and hob and washing machine as well as a Vaillant gas fired boiler.

The upper floor comprises three Bedrooms and a modern Family Bathroom. Two of the Bedrooms was well proportioned Doubles with freestanding curved contemporary wardrobes in the Principal front facing Bedroom included with the sale. A second Double Bedroom is overlooking the rear garden with a smaller bedroom, ideal for a Nursery or work from

home space. The Family Bathroom has been newly tiled and offers a contemporary look and feel which incorporates a bath with plumbed shower over, wash basin and WC. Completing the Bathroom is a functional storage cupboard, that is complemented by an Airing Cupboard accessible from the Landing area.

Externally the outside of the property has recently been repainted, giving the property a fresh look and feel. To the front, there is a lawned front garden and off-road parking that will house up to three vehicles. At the rear, the garden is private and secure with an access gate and fencing. A patio area has been extended to provide further outside seating, whereas the remainder is substantially lawned and easy to maintain.

Additional Information

- uPVC Double Glazed
- Gas Fired Central Heating
- Freshly Painted Externally
- Newly Fitted Front and Rear Doors
- Fibre Broadband Installed
- Boarded Attic Space with Pull Down Ladder
- Cronk y Berry Primary School - 5 minute walk
- St Ninians Lower School - 7 minute walk
- St Ninians High School - 1.6 miles

Directions

From the TT grandstand travel against the flow of the

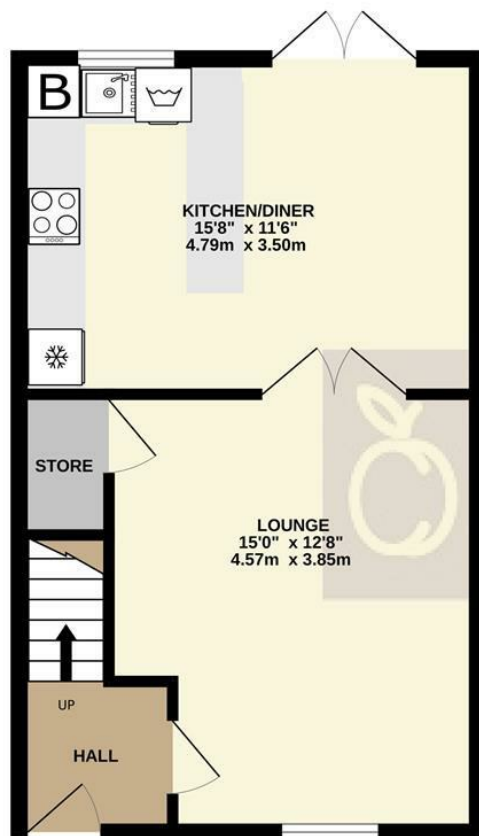
TT course. Continue across the first mini roundabout and turn left at the second roundabout. Travel up the hill until, taking the first turning on the left onto the Governors Hill estate. Take the first left turning onto Lakeside Road and follow the round around until taking the second turning on the right into Hillberry Heights whereby No 18 can be found on the right hand side identifiable by our for sale board.



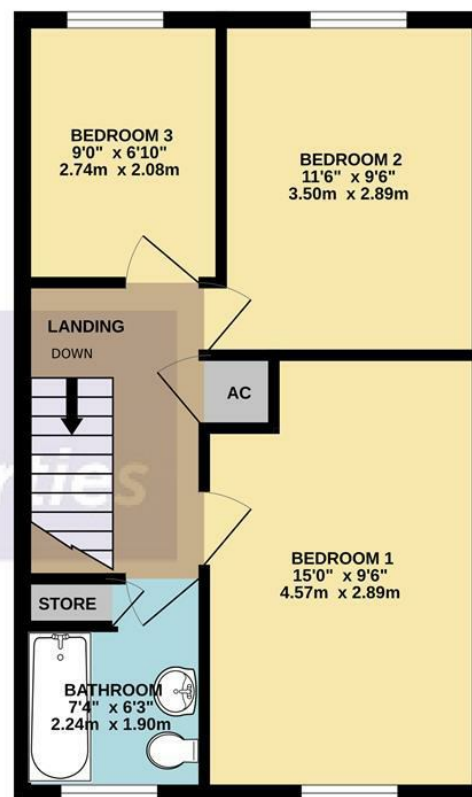




GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Head Office Sales
1 Athol Street
Douglas
Isle Of Man
IM1 1LD

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

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