



45 HAILWOOD AVENUE

DOUGLAS, IM2 7DQ

£1,300

Beautifully modernised 2 bed mews property offered to let, available mid June on an unfurnished basis. Benefitting from a newly fitted kitchen and bathroom, new flooring throughout and a full redecoration, the property is a stones throw from the local primary school, nursery and many other amenities.

 **Plum
Properties**

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- Available immediately • Popular Governors Hill Location • Fully Modernised Unfurnished Property • Attractive Lounge • Newly Fitted Contemporary Dining Kitchen • French Doors Providing Access to Sough Facing Rear Garden • Two Good Sized Bedrooms • Master with Fitted Wardrobe • Contemporary Newly Installed Family Bathroom • Two Off-Road Parking Spaces



SUMMARY

Available mid June a beautifully presented unfurnished two bed mews property that has been modernised to an excellent standard offering a newly fitted Kitchen and Family Bathroom.

Located in what is arguably the Islands most popular development for first time buyers, Governors Hill offers close proximity to Douglas town centre, and on site amenities such as a primary school, nursery, doctors surgery and chemist, convenience store, take-away and pub.

Upon entering the property, an entrance hall provides access to a beautifully presented Lounge with functional storage cupboard and new carpet. Double doors leads to a stunning Dining Kitchen with newly fitted contemporary wall and base units with an in-keeping counter top enhanced by attractive white brick style splash-back tiling. The Kitchen is well equipped with free standing fridge freezer, electric oven and hob and washer dryer. Space for a dining table and glazed patio doors leading out to an attractive south facing rear garden.

The upper floor offers two Bedrooms, the principal of which is spacious overlooking the front of the property with the benefit of a built-in double wardrobe. A generous second Bedroom has a sunny and south facing aspect. A newly installed contemporary Family

Bathroom is fully tiled and incorporates a bath with shower over, wash basin and wc.

Externally an easily maintained front garden is enhanced by two dedicated off-road parking spaces. To the rear is an attractive private and secure south facing garden laid to lawn with storage unit included. A garden gate ensures leads to an access lane ensuring there is accessibility to the property from the rear.

ADDITIONAL INFORMATION

- Gas Fired Central Heating
- Double Glazed
- Fibre Broadband Available
- Master with Built-In Storage
- Childrens Playground Nearby
- Primary School - Cronk y Berry - Short Walk
- Secondary School - St Ninians Lower School - Walking Distance
- Secondary School - St Ninians Upper School - 1.5 miles

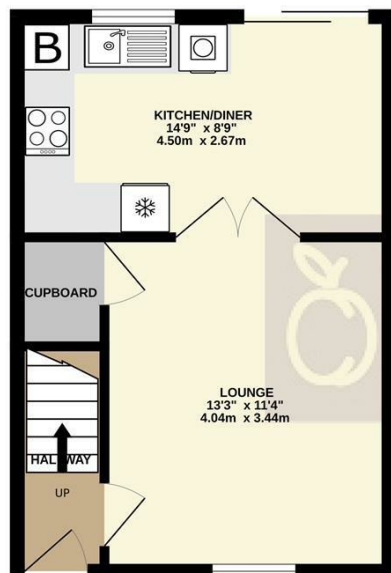
DIRECTIONS

Travelling against the TT course from the Grandstand take the left hand road at Governors roundabout and after half a mile turn left onto Hailwood Road to enter the Governors Hill estate. After passing the lake on your left hand side, turn left onto the upper entrance to Lakeside Road, follow the road around to Hailwood Avenue and continue until reaching No 45 on the left hand side.

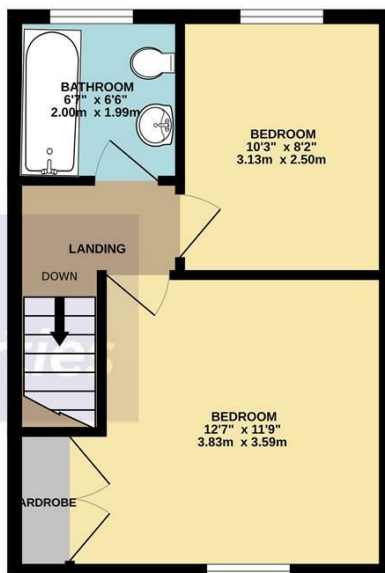
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GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

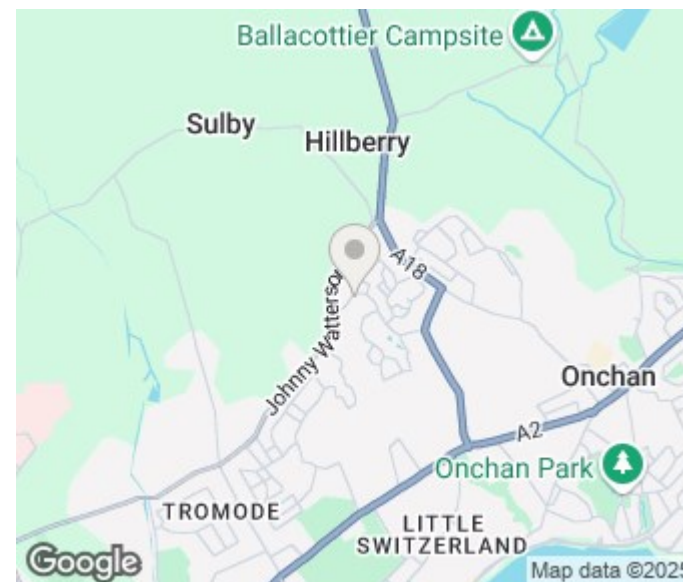


1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements