



11, BALLABRIDSON PARK

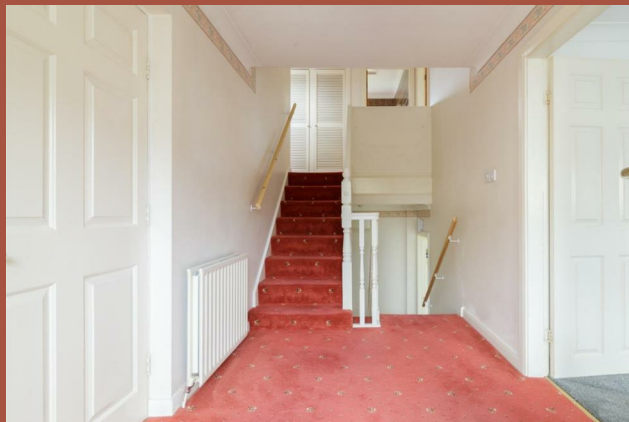
BALLASALLA, IM9 2ES

£2,100 PER CALENDAR

A rare opportunity to let a four bed detached family property that is offered on a pet friendly basis and benefits from a double garage, conservatory and delightful rural aspects.



- Detached Family House, Unfurnished • Available Early December, Pets Considered (Higher Deposit) • Spacious Lounge with Dining Area, Conservatory • Fitted Kitchen with White Goods • Four Bedrooms, Master with En-Suite, Family Bathroom • Double Garage • Good Sized Garden with Rural Views • uPVC Glazed, Propane Gas Central Heating



Summary

Located on a small development of family properties on the northern outskirts of Ballasalla, the property is split level set out over three half floors.

Entering the property through a glazed porch, the master bedroom is housed on the ground floor, which includes an en suite bathroom with electric shower over. There is also access to the integral double garage with individual electrically powered doors, new roof, partition wall and is home to the megaflo water system and washing machine. The lower ground floor includes a spacious lounge/diner with patio doors leading to a conservatory with a pleasant aspect over the rear garden and rolling fields beyond. There is also a fully equipped kitchen with gas hob, oven, fridge freeze, Worcester boiler and external access. Three further bedrooms are located on the upper floor together with the family bathroom. Two of the bedrooms are doubles, of which one includes fitted wardrobes. The fourth bedroom is a single and currently configured as a study. The family bathroom comprises a three piece suite with shower over the bath. Each of the rooms on the upper floor provide peaceful rural views.

Additional Information

- Available early December
- Propane Gas Heating
- UPVC Double Glazing
- Pet Friendly
- Close Proximity to Ronaldsway Airport
- 15 minute drive to Central Douglas
- 5 Minute Drive to Airport & Private Schools

Directions

Travelling out of Douglas in a southerly direction, continue along New Castletown Road until reaching the outskirts of Ballasalla. Take the first left turning after passing the Dandara Reayrt Mie development onto Ballabridson Park, then take the next right and number 11 can be found on the left hand side after travelling a short distance.





Head Office Lettings
64 Duke Street
Douglas
Isle Of Man
IM1 2AR

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