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21 Julian Road, Douglas, IM2 6HS
Asking Price £295,000

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Beautifully presented semi-detached 2 bed bungalow. The property is situated in a popular residential location and is within easy reach to the local schools, shops and bus route. The light and airy accommodation comprises of an entrance hall, lounge, breakfast kitchen. There are two bedrooms and a newly fitted modern shower room. There is a driveway for off road parking and the outside areas offer minimalistic low maintenance with paving and raised planting beds. The property is offered for sale with no onward chain.



LOCATION

From Bray Hill traffic lights proceed along Ballanard Road and turn right at the mini roundabout up Johnny Wattersons Lane. Take the third turning on the right into Snaefell Road and then first left into Julian Road. Follow the road around to the right and the property can be located a short distance on the left, clearly identified by our For Sale Board.

ENTRANCE PORCH 4' 11" x 5' 3" (1.5m x 1.6m)

Composite door. 2 uPVC double glazed windows. Ceiling light. Consumer unit. Carpeted floor. Glazed panelled door to

ENTRANCE HALL 19' 0" x 3' 7" (5.8m x 1.1m)

Carpeted floor. Dado rail. LED downlights. Radiator. Airing cupboard. Loft hatch.

LOUNGE 16' 9" x 10' 10" (5.1m x 3.3m)

Large picture window to front aspect. Carpeted floor. Dado rail. 2 ceiling lights. Telephone point. Multiple plug sockets. Radiator. Fireplace with wooden surround sitting on tiled hearth.

KITCHEN/BREAKFAST ROOM 19' 8" x 10' 6" (6m x 3.2m)

Fitted with a good range of white units to base and eye level with laminate worktops. Sink unit with mixer tap and drainer. Tiled splash backs. AEG electric oven and grill. AEG 4 ring hob with extractor over. Space for separate undercounter fridge and freezer. Plumbed for washing machine and dryer. Cupboard with shelving. Wall mounted Valliant gas boiler. Vinyl flooring. LED downlights. Multiple plug sockets. Radiator. uPVC double glazed window to rear aspect. uPVC double glazed door to rear garden.

SHOWER ROOM 13' 1" x 6' 3" (4m x 1.9m)

Modern white three piece suite comprising vanity wash hand basin and WC. Large corner shower cubicle with multi boarding and raindrop head. Part tiled walls. Vinyl flooring. Radiator. Opaque window. LED downlights. Extractor fan.

BEDROOM 12' 2" x 11' 10" (3.7m x 3.6m)

Fitted wardrobes with shelving. Laminate flooring. Radiator. Ceiling light. Multiple plug sockets. uPVC double glazed window to front aspect.

BEDROOM 16' 1" x 10' 2" (4.9m x 3.1m)

Fitted wardrobes with shelving. Laminate flooring. Radiator. LED downlights. Multiple plug sockets. uPVC double glazed window to rear aspect.

OUTSIDE

To the front is a paved driveway. Low maintenance garden with gravel, raised bed and hedges. There is paving to the rear of the property. Concrete planters. Garden Shed. Paved path to side and water tap.

SERVICES

Mains water, electricity and drainage. Gas central heating

VIEWING

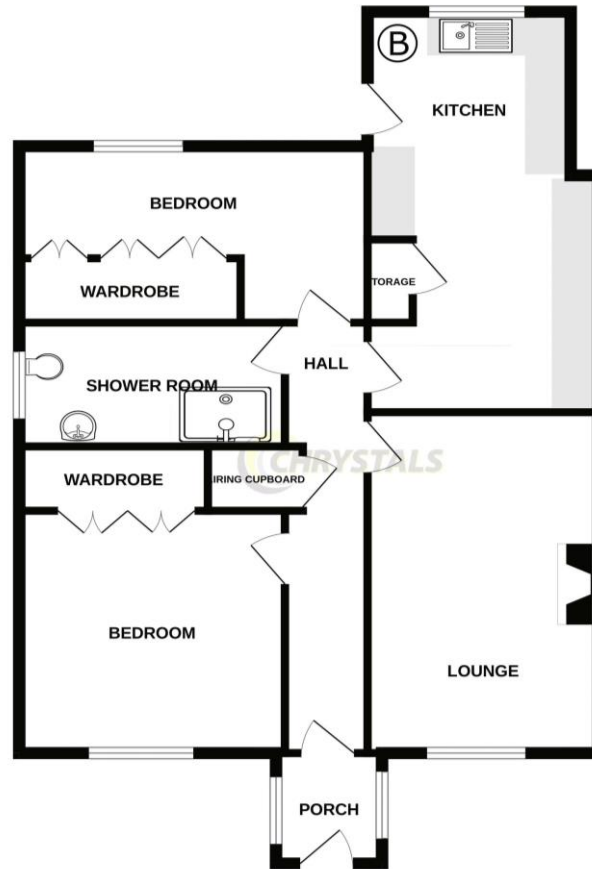
Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

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