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9 Kirby Hill, Saddlestone, Douglas, IM2 1PA
Asking Price £550,000

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Chrystals are delighted to present this detached true bungalow nestled in the highly sought-after residential area of Saddlestone. Offering both tranquility and convenience, this property is sure to impress. Located just a short walk away from Scoill Vallajeelt school and Douglas town centre is easily accessible, providing a wealth of amenities including shops, restaurants, and entertainment options. This residence is offered for sale without the encumbrance of an onward chain, ensuring a smooth transition to your new abode. The spacious accommodation comprising large kitchen, lounge and dining room. There are 3 good sized bedrooms, 1 of which is complemented by an ensuite and large family bathroom. Externally at the front of the property is mainly laid to lawn with a generous driveway providing off road parking along with access to the garage. There is a fully enclosed, private south facing rear garden with brick paved patio and lawned area creating an inviting outdoor space for leisure and entertaining. This bungalow presents a rare opportunity to acquire a spacious and well-appointed home in a sought-after location. Don't miss out on experiencing everything this property has to offer—arrange a viewing today to appreciate its charm and potential!





LOCATION

From the Quarterbridge roundabout travel South on the New Castletown Road and take the first turning on the right onto Saddle Road. Take the next turning on the left into Ballaughton Manor Hill. Turn left onto Harcroft Road then next right onto Kirby Hill. The property is located towards the end of the cul de sac on the left hand side.

ENTRANCE HALLWAY

Composite door with opaque side lights. Carpeted floor. Coved ceiling. Radiator. Ceiling light. Cloaks cupboard with shelving and hanging space.

KITCHEN

14' 5" x 13' 9" (4.4m x 4.2m)

White shaker style kitchen fitted with a range of base and wall mounted units with laminated work surfaces. 1 1/2 bowl sink with drainer and mixer tap. Integrated appliances include Neff oven/grill, 4 ring gas hob with extractor above. Neff dishwasher. Space for under counter fridge and freezer. Under counter lighting. Tiled splashbacks. Multiple plug sockets. Coved ceiling. Cupboard housing thermostat. Radiator. Large uPVC double glazed windows to front aspect. Part glazed uPVC double door to rear aspect.

BEDROOM

11' 2" x 8' 10" (3.4m x 2.7m)

uPVC double window to side aspect. Carpeted floor. Coved ceiling. Multiple plug sockets. Radiator. Built-in wardrobes with shelving and hanging space. Ceiling light.

FAMILY BATHROOM

8' 6" x 8' 2" (2.6m x 2.5m)

Four piece suite comprising panelled bath, shower enclosure, pedestal wash hand basin and WC. Fully tiled walls. Radiator. Opaque

uPVC double glazed window. Airing cupboard with shelving and radiator. Carpeted floor.

BEDROOM 3

14' 1" x 8' 10" (4.3m x 2.7m)

Carpeted floor. Radiator. Coved ceiling. Ceiling light. Built-in wardrobe with shelving and hanging space. Multiple plug sockets. Dual aspect. uPVC double glazed window to side aspect and rear.

MASTER BEDROOM

18' 4" x 12' 10" (5.6m x 3.9m)

2 uPVC double glazed bow windows to front aspect. Built-in cupboard to one wall including shelving and hanging space. 2 radiators. Carpeted floor. Multiple plug sockets. Coved ceiling. Ceiling light.

ENSUITE SHOWER ROOM

7' 3" x 2' 11" (2.2m x 0.9m)

Three piece suite comprising WC, pedestal wash hand basin and enclosed shower cubicle. Fully tiled walls. Radiator. Extractor fan. Carpeted floor.

LOUNGE

21' 0" x 11' 10" (6.4m x 3.6m)

Carpeted floor. Feature fireplace with electric fire sitting on granite hearth and decorative wooden surround. 2 ceiling lights. Television point. uPVC double glazed windows to rear aspect. Multiple plug sockets. Opening to

DINING ROOM

11' 10" x 8' 10" (3.6m x 2.7m)

Carpeted floor. Radiator. Ceiling light. Multiple plug sockets. uPVC double patio doors to rear garden.

GARAGE

24' 7" x 14' 9" (7.5m x 4.5m)

Up and over electric door. Plumbed for washing machine. Worcester oil fired combination boiler. Power and lighting. Multiple plug sockets. uPVC double glazed window.

OUTSIDE

Brick paved driveway with room for two vehicles. Brick paved path leading to front door with small lawned areas either side. Mature shaped shrubs. Large paved patio to rear. Lawned garden runs the entire width of the plot. Fenced boundary to rear and areas of mature planting offering privacy. Greenhouse.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

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

POSSESSION

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Measurements are approximate. Not to scale. Illustrative purposes only
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