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75 Farmhill Meadows, Douglas, IM2 2LQ
Asking Price £349,950

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A spacious three bed semi-detached house situated in a convenient cul-de-sac location within walking distance of Ballacottier School, shops and bus route. The property briefly comprises; living room, kitchen/diner. There are 2 large bedrooms, a further single bedroom and family bathroom. At the rear of the property there is a good sized lawned garden and decked area. The front is laid to lawn with a driveway providing off road parking. Viewing highly recommended!



LOCATION

From the Quarterbridge head south along the New Castletown Road to the second set of traffic signals. Turn right and follow into Anagh Coar Lane which leads into Cushag Road and continues into Stevenson Way. Take the fourth left turn into Farmhill Meadows and then the first left continuing straight ahead where number 75 can be found and the end of the cul de sac on the left hand side.

ENTRANCE HALL

Understairs storage cupboard. Stairs to first floor.

LIVING ROOM 10' 4" x 14' 9" (3.16m x 4.5m)

uPVC double glazed window to front aspect. Wooden flooring. Inset fire with wooden surround and granite hearth.

KITCHEN/DINER 16' 5" x 11' 5" (5m x 3.48m)

Shaker style kitchen units to base and eye level with laminate worktops over and splashback. Stainless steel sink unit with mixer tap. Space for under counter dish washer, washing machine and tumble dryer. Integrated oven/grill and ceramic hob with extractor above. Vaillant gas central heating boiler. Space for fridge freezer. Double glazed window to rear aspect. Vinyl flooring. Breakfast bar with seating space for three people. Dining area with wooden floor. uPVC double glazed sliding patio door.

BEDROOM 1

uPVC double glazed window to front aspect. Carpeted floor. Multiple plug sockets.

BEDROOM 3

uPVC double glazed window to front aspect. Carpeted floor. Multiple plug sockets.

BEDROOM 2

uPVC double glazed windows to rear aspect. Carpeted floor. Multiple plug sockets. Built in wardrobe with sliding door.

SHOWER ROOM

Modern suite with walj-in shower with glazed side panel. Vanity wash hand basin and WC with hidden cistern with cupboards. Laminate flooring. Mermaid boarding to all walls. uPVC double glazed opaque window to rear aspect.

OUTSIDE

Concrete driveway to front with small lawned area to side. There is a large lawned area to the rear with wooden fenced side boundaries. Hedge to rear boundary.

SERVICES

All mains services connected. Gas central heating boiler. Fibre broadband is installed in this property.

VIEWING

Viewing is strictly by appointment through CRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

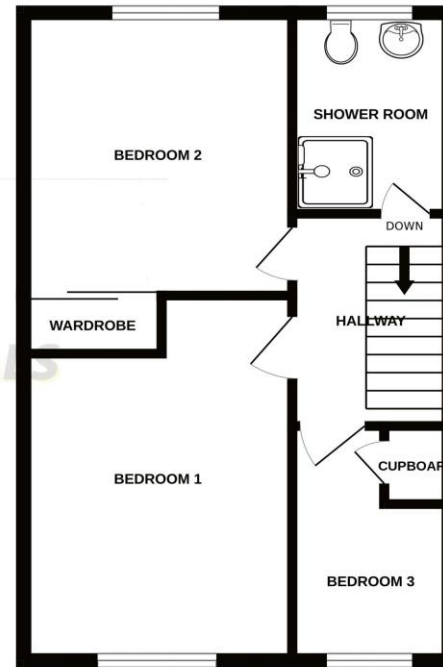




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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