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Fairholm, 59 Bray Hill, Douglas, IM2 5BS  
**Asking Price £295,000**



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Traditional three bedroom semi detached home located in a sought after location of Douglas which enjoys a front row seat for the famous T.T. and M.G.P. races. The property is situated within easy reach to the local schools, shops and Douglas city centre. This home provides spacious accommodation throughout but does require some modernisation and provides a superb purchase prospect with potential to create a purchasers desired finish and layout. The accommodation comprises; reception hall, spacious living room, dining room and a separate kitchen. There is also a rear utility room with access to the garden. To the first floor there are three good sized bedrooms and a family shower room with a separate (WC). Externally at the front of the property there is a large driveway providing off road parking along with access to the detached garage and there is a lawned garden. To the rear of the property is a good sized lawned garden. This property is offered for sale with no onward chain.



## LOCATION

Travelling from the Grandstand, continue straight at the traffic lights onto Bray Hill where the property can be found a short distance along on the right hand side.

## ENTRANCE HALLWAY

14' 5" x 6' 11" (4.4m x 2.1m)

Carpeted floor. Picture rail. Radiator. Stairs to upper floor. Storage cupboard housing consumer unit.

## LIVING ROOM

14' 5" x 12' 10" (4.4m x 3.9m)

Curved bay window. Carpeted floor. Coved ceiling. Picture rail. 2 x Radiators.

## DINING ROOM

13' 9" x 12' 10" (4.2m x 3.9m)

Carpeted floor. Coved ceiling. Picture rail. Feature fireplace. Double glazed window to rear aspect.

## KITCHEN

10' 10" x 7' 7" (3.3m x 2.3m)

Fitted units floor/eye level. Laminate worktops. Stainless steel bowl sink with mixer tap. Double glazed window to side aspect. Radiator. Laminate floor. Understairs storage.

## UTILITY ROOM

8' 2" x 7' 3" (2.5m x 2.2m)

Space for fridge freezer. Electric oven/grill and 4 ring hob. Lino flooring. Storage cupboard housing Worcester boiler. Part glazed door to rear garden.

## FIRST FLOOR

### BEDROOM 2

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

Carpeted floor. Picture rail. Radiator. Double glazed window to rear aspect.

### BEDROOM 1

12' 10" x 11' 10" (3.9m x 3.6m)

Carpeted floor. Picture rail. Radiator. Double glazed window to front aspect.

### BEDROOM 3

8' 6" x 7' 10" (2.6m x 2.4m)

Carpeted floor. Picture rail. Radiator. Double glazed window to front aspect.

## SEPARATE WC

Double glazed window.

## SHOWEROOM

White 2 piece suite comprising; Vanity wash hand basin. Corner shower cubicle. Laminate floor. Fully tiled wall. Opaque double glazed window. Extractor fan.

## GARAGE

## OUTSIDE

To the front of the property there is a driveway providing off road parking for multiple cars. Laid to lawn garden with mature shrubs and wall boundaries. Access to the rear of the property. To the rear of the property there is a largely laid to lawn garden with mature hedged boundaries to one side and walled boundaries to the other.

## SERVICES

All mains connected. Gas heating.

## VIEWING

Strictly by appointment through CHRYSTALS 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.

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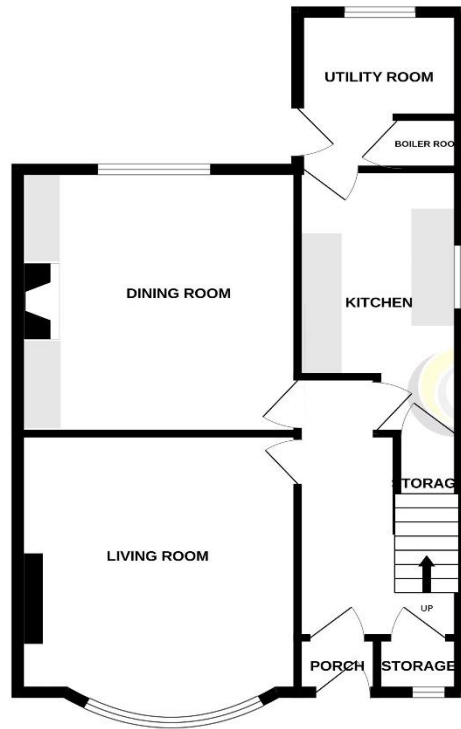




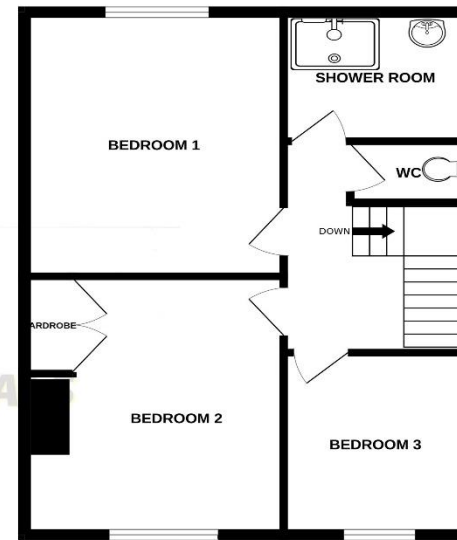




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 62025

Since 1854

#### DOUGLAS

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

#### PORT ERIN

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

#### COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

#### RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im



Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.