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68 Port E Chee Avenue, Douglas, IM2 5EX  
**Asking Price £315,000**



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Traditional three bedroom semi-detached family home situated in a highly sought after leafy location and offered for sale with no onward chain. The property has aspects towards the distant countryside and is within easy reach of the local schools 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; living room, dining room and kitchen/breakfast room. To the first floor are three well proportioned bedrooms and a family bathroom with a separate WC. Externally at the front is a lawned garden which wraps around the side of the property with plants and shrubs to the borders. To the rear of the property is a South easterly facing garden.



## LOCATION

From the bottom of Bray Hill, turn left onto Port-E-Chee Avenue and follow the road around to where the road bends and beyond the turning onto The Crescent. The property can be found a short distance on the right hand side clearly identified by our for sale board.

## ENTRANCE VESTIBULE

Part glazed wooden door. Tiled floor.

## ENTRANCE HALLWAY

12' 2" x 5' 11" (3.7m x 1.8m)

Opaque part glazed wooden door. Dado rail. Radiator. Consumer unit. Stairs leading to upper floor.

## LIVING ROOM

13' 9" x 13' 9" (4.2m x 4.2m)

Large picture window to front aspect. Dado rail. Open grate fireplace on stone hearth and surround. Carpeted floor. Radiator.

## DINING ROOM

11' 6" x 11' 2" (3.5m x 3.4m)

Coved ceiling. Ceiling rose. Dado rail. Carpeted floor. Large window to rear aspect.

## KITCHEN/BREAKFAST ROOM

14' 1" x 9' 2" (4.3m x 2.8m)

Fitted units to floor and eye level. Granite effect laminate worktops. Tiled surround. Stainless steel sink with mixer tap. Electric oven/grill and 4 ring hob. Plumbed for washing machine. Space for fridge freezer. Radiator. Glow worm gas fired central heating boiler. 2 windows to side aspect. Part glazed door to rear garden. Under stairs storage.

## FIRST FLOOR: LANDING

Loft hatch. Window to side aspect. Carpeted floor.

## FAMILY BATHROOM

Three piece suite comprising panelled bath, shower cubicle and wash basin. Window.

## SEPARATE WC

## BEDROOM 1

11' 10" x 10' 6" (3.6m x 3.2m)

Window to rear aspect. Carpeted floor. Radiator. 3 fitted wardrobes with shelving.

## BEDROOM 2

11' 10" x 10' 2" (3.6m x 3.1m)

Window to front aspect. Carpeted floor. Radiator. Fitted wardrobes to one wall.

## BEDROOM 3

9' 10" x 8' 2" (3.0m x 2.5m)

Window to front aspect. Carpeted floor. Radiator. Fitted wardrobes.

## OUTSIDE

Externally at the front is a lawned garden which wraps around the side of the property with shrubs to the borders and hedge boundary. To the rear of the property is a South easterly facing garden. Patio area. Garden shed. Outside store. Roadside parking.

## SERVICES

Mains water, electricity and drainage. Gas central heating.

## VIEWING

Viewing is 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. 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.



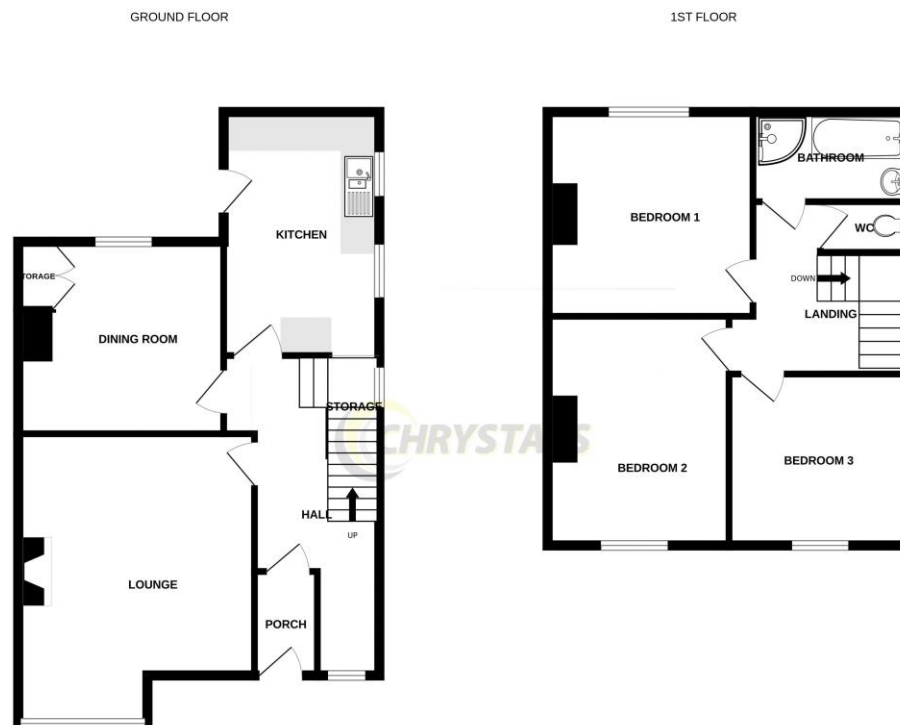












Measurements are approximate. Not to scale. Illustrative purposes only.  
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Since 1854



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