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11 The Meadows, Kirk Michael, IM6 1EU
Asking Price £349,950

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A real gem of a bungalow in the heart of popular Kirk Michael, beautifully presented and ready to move straight in. A smart and contemporary finish throughout extending to 2 large double bedrooms (or a second reception room if preferred), large lounge with log burner and conservatory off, well equipped dining kitchen, large utility and bike garage/store. Rear garden ready for evening sunsets. Twin drives to front with parking for 3 cars. The Village shop, pub, primary school and beach are all walking distance away. Early viewing essential.



LOCATION

From Ramsey travel on the A3 Lezayre Road through Sulby, Ballaugh and Kirk Michael. On entering the village turn right onto Station Road. Take the second turning on the left into The Meadows and follow the road straight ahead and No 11 can be located on the right hand side.

PORCH

ENTRANCE HALL

Wood effect flooring. Coved ceiling. Radiator.

LOUNGE 13' 5" x 16' 9" (4.1m x 5.1m) max

Wood effect flooring. Coved ceiling. uPVC double glazed window to side aspect. uPVC double glazed French doors to conservatory. Inset log burning stove with marble hearth and wooden mantelpiece.

CONSERVATORY 12' 4" x 9' 2" (3.75m x 2.8m)

Dwarf wall construction with uPVC double glazed windows. 2 uPVC double glazed doors to opposite sides with access to garden.

KITCHEN 16' 5" x 11' 6" (5m x 3.5m) max

Extensive range and wall and base units with laminate worktops. Ceramic sink with mixer tap and drainer. Appliances include hob, double oven with grill, microwave and dishwasher. Wood effect flooring. Downlights. Space for dining table. Radiator. Countertop lighting. uPVC double glazed window to rear aspect. Door to

UTILITY 10' 4" x 10' 3" (3.145m x 3.124m)

Base and wall units with laminate worktop. Space for undercounter fridge. Oil boiler. Wood effect flooring. uPVC double glazed window to rear aspect and uPVC double glazed door to rear garden. Door to

INTEGRAL GARAGE

6' 11" x 10' 4" (2.11m x 3.145m)

Up and over door. Power and light.

SHOWER ROOM 7' 4" x 7' 4" (2.24m x 2.24m)

Large shower cubicle, circular wash bowl sitting on vanity unit with cupboards below and WC with hidden cistern. Chrome heated towel rail. Wood effect flooring. Tiled walls. Opaque uPVC double glazed window.

BEDROOM 1 14' 3" x 10' 9" (4.34m x 3.28m)

uPVC double glazed window to front aspect. Wood effect flooring. Built-in wardrobe. Radiator.

BEDROOM 2 17' 7" x 12' 6" (5.37m x 3.8m) max

Wood effect flooring. Radiator. Chimney breast with wall hung electric fire.

OUTSIDE

Dwarf wall to front boundary with lawn and mature shrubs. Two separate concrete driveways. Private rear garden with mature planting. Wooden garden shed. Low maintenance gravel seating area along with separate wooden decked areas, suitable to entertaining. Small lawn.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

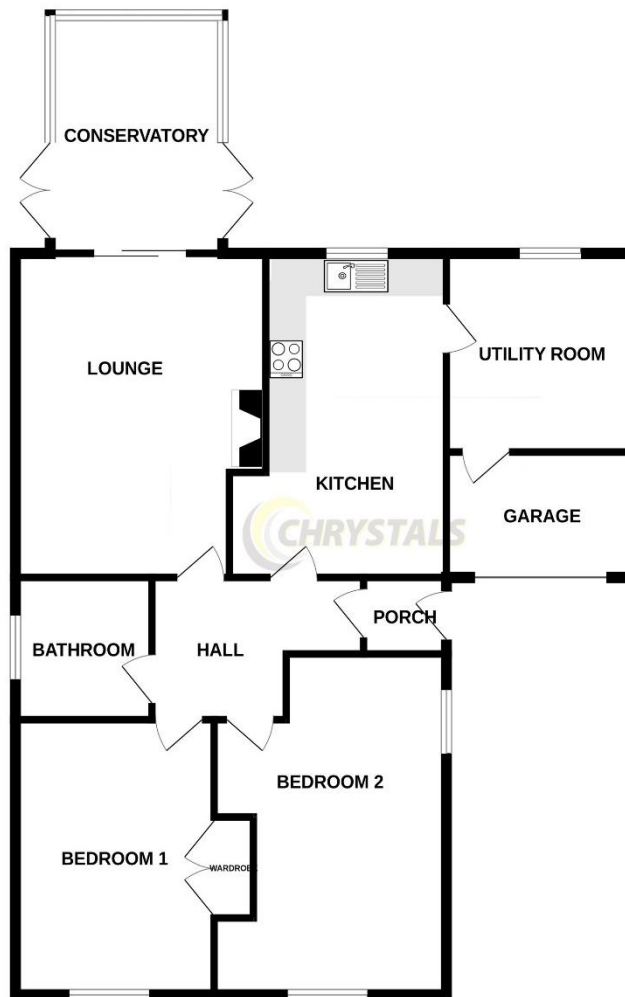
Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

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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.