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14 High View Road, Douglas, IM2 5BQ
Asking Price £395,000

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This unique detached bungalow is found in one of the most sought after, established, residential areas of Douglas being located close by to shops, schools and all other local amenities. The property has been maintained to an exceptionally high standard and is presented in first class decorative order throughout. There is an excellent dining hall with attractive stained glass windows and panelled walls. The lounge is exceptionally large, which was added on in recent years to provide a large extension to the rear which opens out onto the private large rear garden. Comprehensive oil fired central heating is installed together with uPVC double glazing. The property has been re-plumbed, re-wired and all lead pipes removed and replaced with modern pipes. The price is to include the fitted carpets, blinds, curtains and light fittings. To the front is a tarmacadam driveway to garage with lawns and good size paved area. Side garden with lawned area. The property benefits from having a very large, private rear garden which has tiered lawned areas, principally laid to lawn with paved patio area. Shrubs and trees. Outside tap. Outside 240v 13 amp electric supply.



LOCATION

From St Ninians traffic lights travel southbound down Bray Hill and take the third turning on the right into High View Road. The property is located on the right hand side.

ENCLOSED FRONT PORCH

Composite door. Carpeted floor.

DINING HALL 17' 8" x 12' 1" (5.38m x 3.68m)

Feature fireplace with coal effect electric fire inset. Panelled walls with plate rail. Picture window taking full advantage of the views towards the hills. Carpeted floor. Radiator.

INNER HALL

Cloaks cupboard with shelving and hanging space, opaque uPVC double glazed window and with laminate floor. Boiler room housing oil fired central heating boiler. Access to 3 good size boarded and insulated attic rooms measuring 4.4m x 3m each.

FAMILY BATHROOM

White suite comprising panelled bath with Mira shower over, pedestal wash hand basin and WC. Half tiled walls. Heated towel rail. 2 opaque glazed windows. Vinyl flooring.

KITCHEN 12' 5" x 13' 8" (3.78m x 4.16m)

Excellent range of modern fitted base and wall units with worktops incorporating a 1 bowl single drainer sink unit. Built-in oven, 4-ring electric hob and 1 extractor hood along with additional external fan. Tiled flooring. Radiator. Multiple plug sockets. Coved ceiling.

LOUNGE 19' 0" x 13' 8" (5.79m x 4.16m)

French doors to rear garden. 3 uPVC double glazed windows. 2 x radiators. Multiple plug sockets. Coved ceiling.

REAR PORCH

Composite door. uPVC double glazed window to side aspect. Carpeted floor. Radiator. Coved ceiling.

BEDROOM 1 13' 5" x 10' 4" (4.09m x 3.15m)

Fitted wardrobes. uPVC double glazed window to front aspect. Carpeted floor. Radiator. Multiple plug sockets. Coved ceiling. Picture rail.

BEDROOM 2 12' 10" x 8' 10" (3.91m x 2.69m)

Built-in wardrobes. uPVC double glazed window to rear aspect. Carpeted floor. Picture rail. Multiple plug sockets. Coved ceiling. Radiator.

BEDROOM 3 13' 5" x 10' 4" (4.09m x 3.15m)

Panelled walls with plate rail. Radiator. uPVC double glazed window to front aspect. Multiple plug sockets. Carpeted floor.

BOILER ROOM

Housing oil fired central heating boiler.

SINGLE GARAGE 15' 1" x 11' 2" (4.6m x 3.4m)

OUTSIDE

Driveway leads to the single garage. Dwarf walled front boundary with central path, lawns either side and steps leading to afront patio area.

The side garden has a lawned area. The large rear garden is tiered and offers privacy, principally laid to lawn with circular paved patio area in front of Summerhouse. Mature Shrubs and trees. Outside tap. Outside 240v 13 amp electric supply.

SERVICES

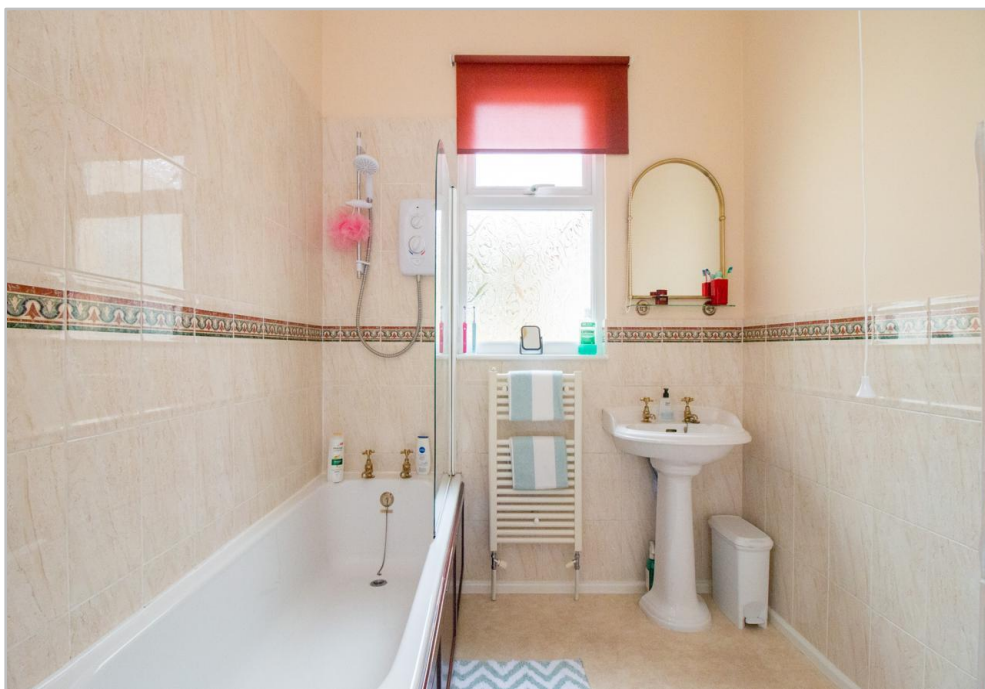
Main water, electricity and drainage. Oil central heating.

VIEWING

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

POSSESSION

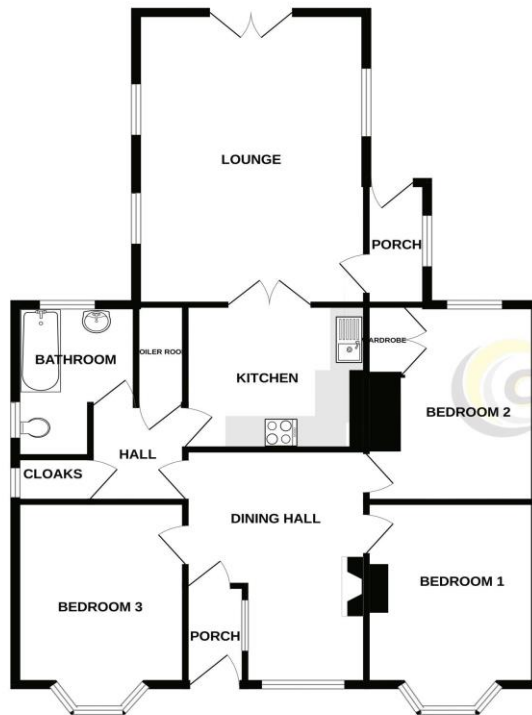
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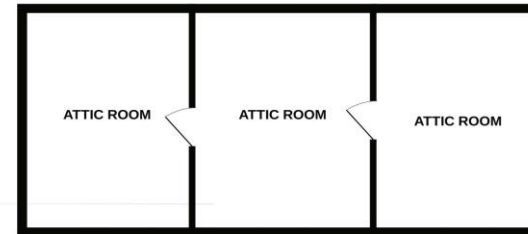




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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