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45 Friary Park, Ballabeg, IM9 4EN
Asking Price £269,000

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Good sized detached true bungalow situated within the pretty village of Ballabeg with excellent transport routes nearby and just a short drive to all southern villages. The light and airy accommodation comprises lounge, breakfast kitchen, dining room, conservatory, 3 bedrooms and shower room. Outside is a private rear garden. detached garage and driveway to front. The property is offered with no onward chain and would benefit from some modernisation.



LOCATION

Travelling towards Castletown on the A7 through Colby and Ballabeg, turn left into Friary Park. At the junction turn right, number 45 is on the left hand side.

PORCH

HALL

Built-in double cupboard.

BEDROOM 1

14' 0" x 10' 4" (4.27m x 3.14m)

Good sized double bedroom. Front aspect.

LOUNGE/DINING

19' 5" x 17' 11" (5.91m x 5.47m)

Front aspect.

KITCHEN

13' 3" x 8' 8" (4.03m x 2.63m)

Excellent range of wall and base units with contrasting worktops incorporating 1 1/2 bowl sink unit, ceramic hob with extractor hood above and splashback, double oven, space fridge/freezer, integrated dishwasher, Tiled splashbacks. Oil central heating boiler. Door to dining room.

BEDROOM 3

7' 11" x 6' 4" (2.41m x 1.94m)

French doors to:

CONSERVATORY

8' 6" x 8' 2" (2.58m x 2.48m)

Door to garden

BEDROOM 2

11' 2" x 9' 4" (3.40m x 2.84m)

Rear aspect.

SHOWER ROOM

Shower cubicle, wash hand basin and wc. Tiled walls, ladder style heated towel rail, medicine cabinet, tiled flooring.

REAR PORCH

Door to outside.

OUTSIDE

Enclosed rear garden with an abundance of mature plants and shrubs. Lawned front garden and driveway.

DETACHED GARAGE

15' 5" x 10' 5" (4.70m x 3.17m)

Up and over sectional door.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing. PLEASE NOTE THAT THIS PROPERTY IS OF CAMBAR CONSTRUCTION.

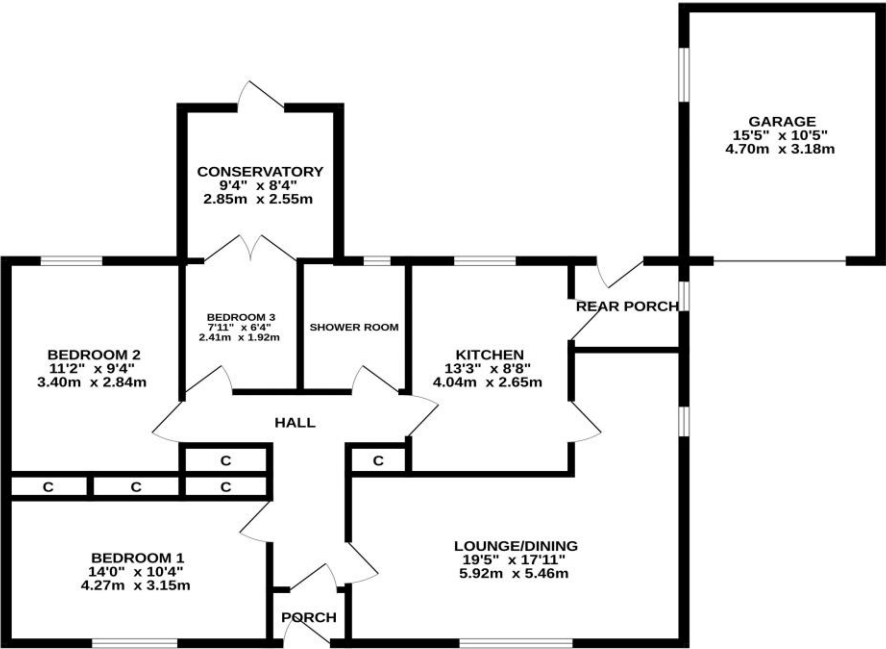
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GROUND FLOOR



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