



ASKING PRICE

£425,000

## THE DETAILS



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30 Harcroft Avenue  
Saddlestone, Douglas  
£425,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD













## THE DESCRIPTION

- Detached Modern House in Saddlestone
- 2 Reception Rooms, Kitchen, Utility Room
- 3 Bedrooms (2 Doubles, 1 Single), Family Bathroom
- Large lawned garden to the rear
- Single Garage, Off Street Parking for one vehicle
- Double glazed throughout and Gas central heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 30 Harcroft Avenue to the market. This detached modern home is situated within close proximity to local primary schools and the NSC. To the front of the property is a lawned garden and off road park for one vehicle.

Upon entering the property there is an entrance porch which leads through to the hallway with stairs up to the first floor. Off the entrance hall, is a door into a spacious lounge with a period fireplace to one wall. An arched opening leads to the dining area with patio doors leading out to the rear garden and a door leads into the modern fitted kitchen, which has a range of wood effect base and wall units, integrated appliances and access to a large under stairs storage cupboard. From the kitchen is a door into the utility room, which has space and plumbing for both a washing machine and tumble dryer, wall mounted gas combi-boiler plus a door giving access to the rear garden. Oh, there's also French patio doors from the dining area, giving access to the garden. Taking the stairs up to the first floor there is a good size landing with a built-in airing cupboard and three bedrooms, two doubles, the larger of which is situated to the front of the property and the third bedroom is a single bedroom again situated to the front with a built in storage cupboard over the stairs. In addition to the bedrooms, there's a family bathroom which has been finished to a modern standard and fitted with a panelled bath with shower over, wash hand basin and WC.

Outside to the front of the property is a small lawned garden and off street parking for one car. To the rear is a good size garden which is mainly laid to lawn with timber fences to two sides and a mature tree line border to the rear.



PROPERTY DETAILS FOR

## 30 Harcroft Avenue, Saddlestone

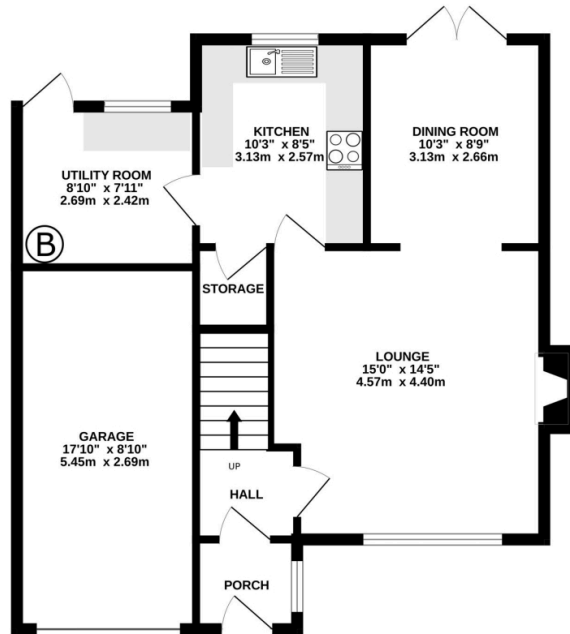
The property is being sold with no onward chain. Gas fired central heating. Double glazed throughout.

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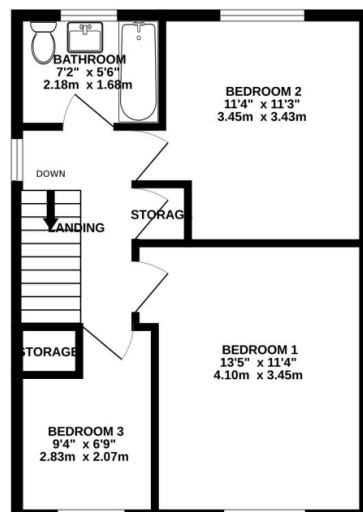
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## FLOORPLAN

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 30 Harcroft Avenue, Saddlestone

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