



ASKING PRICE

£339,950

THE DETAILS

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28 Springfield Rise
Foxdale
£339,950

call in today or visit www.blackgracecowley.com for more details

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

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THE DESCRIPTION

- End Terrace Modern Home
- Within walking Distance of Foxdale Primary School, Bus route, shop and pub
- Entrance Hall, Downstairs WC
- Lounge/Diner, New Modern Kitchen
- 3 Bedrooms, Bathroom
- Situated on the largest plot within the cul-de-sac
- Private Rear and Side Garden
- Off Street parking for 4 vehicles
- Planning Approved for a two storey side extension- 22/01468/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=documents&keyVal=RM1SXIIPKYX00>)
- Gas Central Heating, uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer 28 Springfield Rise to the market. This excellently sized end of terrace house is situated within a quiet cul-de-sac on arguably the largest plot within the close. There is off street parking for 4 vehicles, there is a pod point on the front of the property catering for EV's.

A double glazed door provides access into the entrance hall with carpeted stairs up to the first floor, understairs storage cupboard and a downstairs WC which has been modernised by the current vendors with a wash hand basin and WC. The newly fitted modern kitchen is situated to the front of the property and fitted with a range of navy blue contemporary wall and base units with marble effect worktops and large breakfast bar offering ample seating for 5 people. Integrated appliances and double glazed window looking onto the front garden. At the end of the entrance, situated to the rear, is the lounge with a slate feature wall, double glazed window and a set of double glazed doors that lead out onto the rear garden.

On the first floor is a generous landing with a built in airing cupboard and three bedrooms, two of which are excellent sized doubles, the third being a small double/large single room. Lastly, there is a family bathroom fitted with a panelled jacuzzi bath with rain shower over, wash hand basin with vanity unit and WC.



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Externally to the rear, there is a large south facing garden mainly laid to lawn with a large decked patio directly off the living room, timber fencing to two sides and a Manx stone wall which stretches down the side of the property with a timber fence and gate providing access to the front of the property. The additional lawned area to the front could be utilised as further parking if required. Outside water tap and double electrical mains socket to the front and back of the property.

The property is located within a 10-15 minutes drive from Douglas Town Centre and Castletown and just 10 minutes from Peel. On a bus route servicing Peel and Douglas, and close to local amenities and Foxdale Primary School.

Planning Approved for a two storey side extension- 22/01468/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=documents&keyVal=RM1SXIIIPKYX00>)

Blinds, curtains, washing machine, tumble dryer, plumbed-in American fridge freezer, oven, hob, microwave all included.

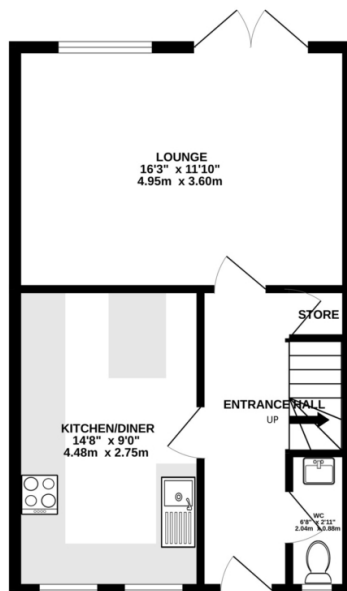
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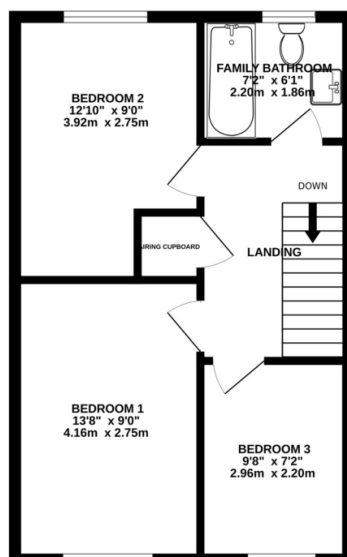
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FLOORPLAN

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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