



ASKING PRICE

£425,000

THE DETAILS



Crossag Villa

Crossag Road, Ballasalla

£425,000

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

- Detached house situated in a quiet Village location
- 15 Minutes to Douglas, and 5 minutes to Castletown and Port Erin
- Entrance Hall, L-shaped Lounge/Diner, Kitchen
- Rear Porch, Downstairs WC and Garage
- 2 Large double Bedrooms, Bathroom
- Off road parking
- Lawned garden to the side and rear with Veggie/Herb patch
- uPVC double glazed, Gas central heating
- Requires some modernisation and fitted flooring throughout

THE PROPERTY

Black Grace Cowley are pleased to offer Crossag Villa to the market. Situated in Ballasalla Village, off Cross Road, this lovely, detached house offers its new owner the chance to put their own stamp on it. Within walking distance of Silverdale, Ballasalla Pharmacy/Shop, Café, Doctors Surgery and Ballasalla School. Short drive to Castletown, Airport, Castle Rushen High School, Private school and Port Erin, and only 15 minutes to Douglas.

The property is situated off Crossag Road, with a walled brick entrance leading to the gravelled off-road parking area. A covered porch with a uPVC door leading into the entrance hall with stairs to the first floor and understairs storage cupboard. Off the entrance hall is the l-shaped triple aspect lounge/diner which enjoys views over the rear garden and features an electric fire with marble hearth and wooden surround. From the dining area, there is a door into the kitchen which is fitted with a range of dark wood effect wall and base units with contrasting worktops incorporating a ceramic one and a half bowl sink and drainer, four ring gas hob and double oven. From the kitchen a door leads into the rear porch with a door to the side of the property, access to the downstairs WC and also the garage which has some fitted cabinets and houses the gas boiler.

On the first floor there is a light landing with a built in airing cupboard and a loft hatch providing access to the attic. Bedroom 1 is a triple aspect room which stretches the full length of the property and benefits from two fitted wardrobes. Bedroom 2 is a generous dual aspect bedroom, which again, stretches the full length of the property. The family bathroom is fitted with a p-shaped bath with shower over, wash hand basin and WC.



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Externally, to the front of the property there is a gravelled driveway and lawned garden. The LPG gas tank is situated to the front. To the rear of the property there is a lawned garden with mature hedges and to the side there is a veggie/herb patch. There is a timber shed with deck to the front, but would benefit from refurbishment/possible replacement.

The property is in need of modernisation, and flooring throughout.

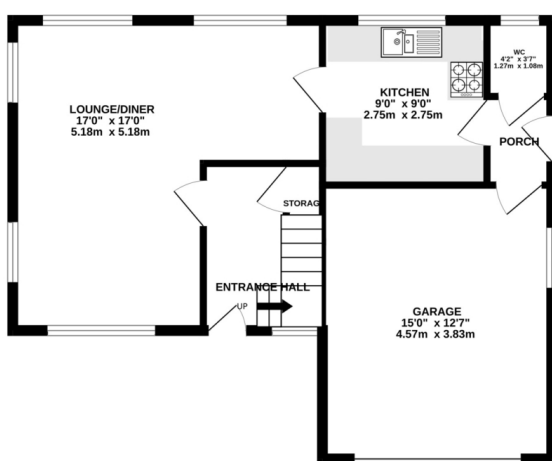
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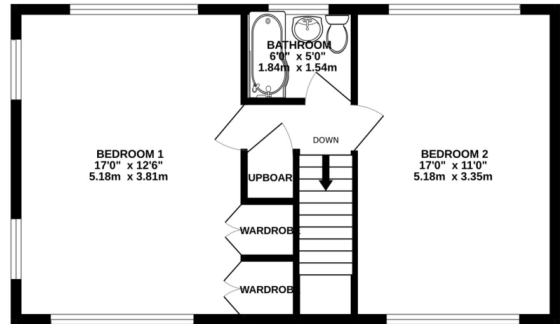
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FLOORPLAN

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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