



ASKING PRICE

£274,950



## THE DETAILS



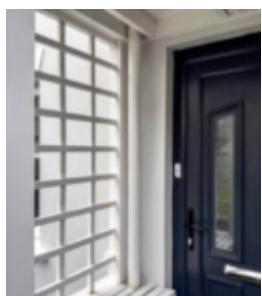
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47 Berry Woods Avenue  
Douglas  
£274,950

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

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PROPERTY DETAILS FOR  
**47 Berry Woods Avenue, Douglas**



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## THE DESCRIPTION

- Semi-detached modern home
- Situated in a desirable residential area in Governor's Hill, close to local amenities
- Large Lounge Diner, Modern Kitchen
- 2 double Bedrooms, Family Bathroom
- Private south east facing rear garden
- Communal parking to the front and rear
- uPVC double glazed throughout, Gas fired central heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer 47 Berry Woods Avenue to the market. This modern semi-detached house sits on a good size plot within Governor's Hill.

A uPVC double glazed door provides access into the entrance hall with stairs to the first floor. Off the entrance hall there is an excellently sized lounge diner with dual aspect recently fitted uPVC double glazed windows, electric feature fireplace and a built in under stairs storage cupboard. Off the lounge diner, a door leads into a modern fitted kitchen which is fitted with a range of white wall and base units with laminate worktops, integrated electric oven and hob. Space for a washing machine and fridge freeze. Wall mounted Valliant combi boiler, tile effect flooring and uPVC double glazed door leading out to the rear garden and a uPVC double glazed window providing plenty of natural light.

On the first floor there is a good size landing, which provides access to two double bedrooms. Bedroom 1 is situated to the rear of the house and enjoys views over the rear garden. Bedroom 2 is situated to the front with a large built in wardrobe and additional storage over the stairs. The bathroom is fitted with a corner shower, wash hand basin and WC.

To the front of the property there is an artificial grass area and a gravelled footpath that leads around the side of the house. To the rear there is a fully fenced south east facing garden, mainly laid to lawn with mature hedge borders and a built in storage unit to the side of the property.

The property is located within walking distance of Cronk-Y-Berry Primary School and Governor Hill's local amenities. Parking to the front and rear of the property.



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Offered for sale with no onward chain, ideal 1st home. Newly fitted uPVC double glazed windows.

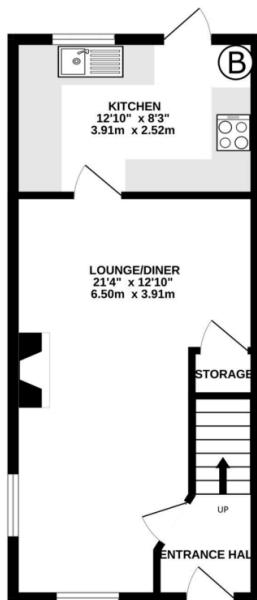
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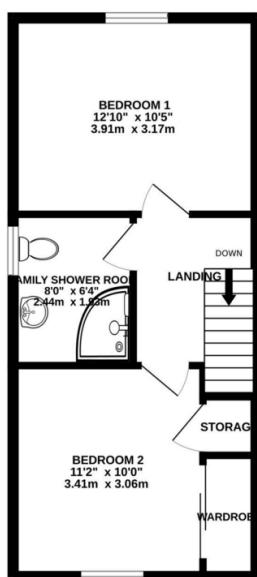
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FLOORPLAN

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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