



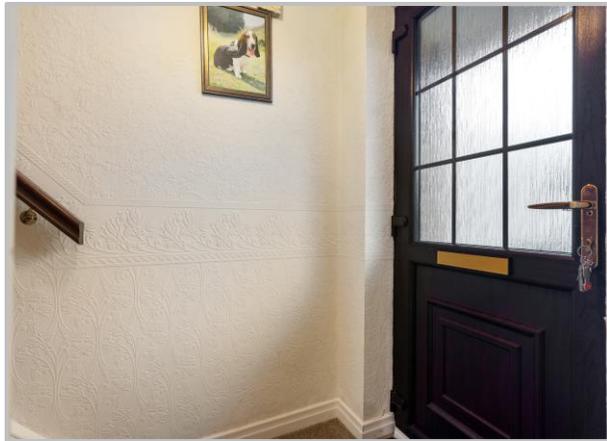
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31 Meadow Crescent, Douglas, IM2 1NS  
**Asking Price £370,000**

## 31 Meadow Crescent, Douglas

**Asking Price £370,000**

Step into this charming three-bedroom semi-detached home, ideally positioned in the highly sought-after Saddlestone area. Within easy walking distance of Scoill Vallajeelt, the business park, and Douglas town centre, the property offers the perfect blend of everyday convenience and relaxed family living. The ground floor features a welcoming living room with an attractive bay window, seamlessly flowing into the dining area and a bright conservatory beyond, an ideal space for entertaining, family gatherings, or simply unwinding. A fitted kitchen with adjoining utility room provides excellent practicality, while a cloakroom and integral garage add further everyday convenience. Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a modern family bathroom. Externally, the driveway provides off-street parking, and the south-facing rear garden, mainly laid to lawn. A home perfectly suited to family life in a prime location. Early viewing is strongly recommended.



## **LOCATION**

Travelling out of Douglas on the Peel Road, continue straight through Quarterbridge roundabout and follow the road until you reach Kirk Braddan Church. Travel up Saddle Road and turn right onto Vicarage Road. At the first roundabout turn left onto Meadow Crescent and the property is a short distance along on the left, clearly identified by our For Sale Board.

## **ENTRANCE HALL**

4' 3" x 3' 11" (1.3m x 1.2m)

## **LIVING ROOM**

15' 1" x 15' 1" (4.6m x 4.6m)

## **DNING AREA**

8' 10" x 11' 2" (2.7m x 3.4m)

## **CONSERVATORY**

10' 6" x 15' 1" (3.2m x 4.6m)

## **KITCHEN**

9' 2" x 11' 6" (2.8m x 3.5m)

## **UTILITY**

9' 6" x 9' 2" (2.9m x 2.8m)

## **WC**

4' 11" x 2' 11" (1.5m x 0.9m)

## **ATTACHED SINGLE GARAGE**

11' 10" x 17' 1" (3.6m x 5.2m)

## **FIRST FLOOR**

### **FRONT BEDROOM**

12' 2" x 12' 2" (3.7m x 3.7m)

### **FRONT BEDROOM**

8' 10" x 8' 6" (2.7m x 2.6m)

### **REAR BEDROOM**

12' 2" x 12' 2" (3.7m x 3.7m)

### **BATHROOM**

6' 3" x 7' 10" (1.9m x 2.4m)

## **OUTSIDE**

Driveway with parking for a vehicle, small lawned area to front. Rear garden with wooden fence boundary. Small paved patio area and laid to grass.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWINGS**

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither

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**TOTAL: 1109 sq. ft, 103 m2**

1st floor: 652 sq. ft, 61 m2, 2nd floor: 457 sq. ft, 42 m2

EXCLUDED AREAS: GARAGE: 200 sq. ft, 19 m2, UTILITY: 70 sq. ft, 7 m2, FIREPLACE: 7 sq. ft, 1 m2,  
WALLS: 124 sq. ft, 10 m2



FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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