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114A Ballanorris Crescent, Friary Park, Ballabeg, IM9 4EU  
**Asking Price £289,000**



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Nicely presented semi-detached true bungalow, situated on a popular development in a quiet cul-de-sac position. Accommodation comprises generous lounge/dining, well fitted kitchen, 2 double bedrooms and bathroom. Outside is a private lawned rear garden with patio area, and driveway to the front. The property benefits from a garage with workshop area. No onward chain.



## **LOCATION**

Travelling towards Castletown on the A7 through Colby and Ballabeg, turn left into the Friary Park development. Bear right at the fork, then first right again. Turn into the 4th cul-de-sac on the right hand side and number 114A is ahead.

## **ENTRANCE PORCH**

Door to:

## **LOUNGE/DINING**

17' 4" x 10' 11" (5.28m x 3.34m)

Good sized light and airy room with large front window. Door to inner hall. Door to:

## **KITCHEN**

9' 7" x 8' 5" (2.91m x 2.57m)

Well fitted with grey fronted wall and base units with black granite effect contrasting worktops, incorporating stainless steel sink unit, integral fridge/freezer, built-in oven, built-in microwave, ceramic hob with stainless steel splashback, stainless steel cooker hood, integral dishwasher. Tiled splashbacks. Door leading to the rear garden.

## **INNER HALL**

Loft access.

## **BEDROOM 1**

11' 1" x 9' 5" (3.39m x 2.87m)

Generous double bedroom. Rear aspect with pleasant views over the garden and towards distant hills.

## **BEDROOM 2**

10' 8" x 9' 4" (3.24m x 2.84m)

Double bedroom. Front aspect.

## **BATHROOM**

White suite comprising panelled bath with shower over, wash hand basin, w.c. Half tiled walls.

## **OUTSIDE**

Lawned rear garden with fencing. Paved patio area. Small lawned area to the front. Driveway.

## **GARAGE & WORKSHOP**

17' 8" x 14' 11" (5.39m x 4.54m)

Large single detached garage with additional workshop area. Access door. Firebird oil central heating boiler. Up and over door.

## **SERVICES**

Mains water, drainage and electricity. UPVC double glazing. Oil central heating. Traditionally built. Newly fitted modern internal oak doors.

## **POSSESSION**

Freehold. Vacant possession on completion of purchase. No onward chain. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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 the Vendor nor

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