
PARTNERS
REAL ESTATE
2 Cass A Lhergy Douglas Road, Kirk Michael, Isle of Man - IM6 1AT
Fixed Price £455,000



# 2 Cass A Lhergy Douglas Road

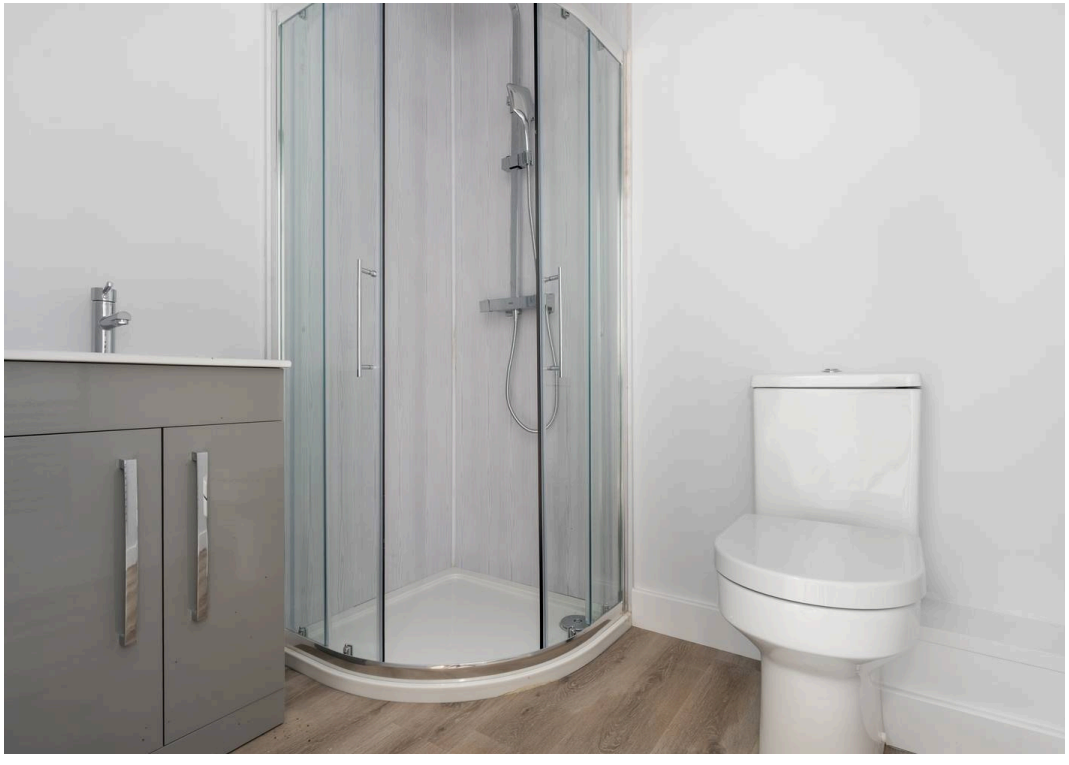
Kirk Michael, Isle Of Man

- Brand-new detached family home
- Spacious open-plan kitchen, dining and living area
- Energy-efficient modern construction
- Four well-proportioned bedrooms
- Attractive stone-faced frontage
- Ready for immediate occupation









# 2 Cass A Lhergy Douglas Road

## Kirk Michael, Isle Of Man

An excellent opportunity to become the first owner of this attractive, newly constructed four-bedroom detached home, situated within the exclusive Cass A Lhergy development on the outskirts of Kirk Michael.

Finished to a contemporary standard and never previously occupied, the property offers spacious and flexible accommodation ideally suited to modern family living. The centrepiece of the home is the impressive open-plan kitchen, dining and living space, creating a bright and sociable environment for both everyday life and entertaining.

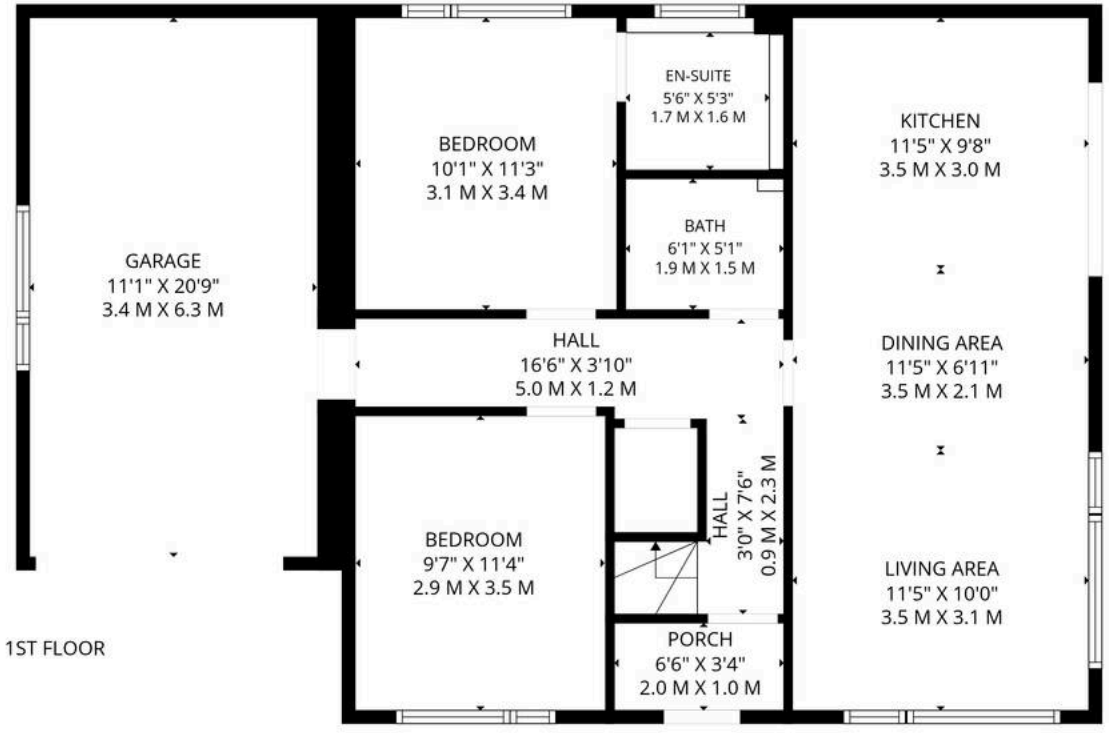
The accommodation includes four well-proportioned bedrooms, modern bathroom facilities and a flexible ground-floor layout. Externally, the property benefits from private garden areas, an integral garage and a substantial block-paved driveway providing ample off-road parking.

The attractive stone detailing to the front elevation gives the property excellent kerb appeal, while its modern construction should provide the comfort, efficiency and low-maintenance lifestyle expected from a brand-new home.

Available for immediate occupation with no onward chain, 2 Cass A Lhergy provides a rare opportunity to purchase a turnkey family home in a peaceful location within easy reach of Kirk Michael village and the north of the Island.

**Viewing is highly recommended to appreciate the space, quality and flexibility this impressive new home has to offer.**









**TOTAL: 273 sq. ft, 25 m2**

1st floor: 78 sq. ft, 7 m2, 2nd floor: 195 sq. ft, 18 m2

EXCLUDED AREAS: PORCH: 26 sq. ft, 2 m2, BEDROOM: 317 sq. ft, 30 m2, UNDEFINED: 17 sq. ft, 2 m2, KITCHEN: 111 sq. ft, 10 m2, LIVING AREA: 116 sq. ft, 11 m2, DINING AREA: 81 sq. ft, 8 m2, HALL: 134 sq. ft, 13 m2, GARAGE: 230 sq. ft, 21 m2, LOW CEILING: 230 sq. ft, 21 m2, WALLS: 156 sq. ft, 15 m2

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




# Partners (Isle of Man) Limited

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