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60 Farmhill Meadows, Douglas, IM2 2LW
Asking Price £375,000

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An immaculately presented three-bedroom semi-detached house situated in the popular residential area of Farmhill and offered for sale with no onward chain. The property comprises a spacious living room, modern fitted dining kitchen, separate utility room, downstairs WC and integral single garage. Upstairs are two good-sized double bedrooms, a further single bedroom and family bathroom. Externally, there is off-road parking to the front and a large rear garden. Viewing is highly recommended.



LOCATION

From the Quarterbridge, head South to the second set of traffic signals and turn right into Anagh Coar Road. Follow this road taking the right hand turning into Stevenson Way. Take the fourth turning on the left into Farmhill Meadows then first on the right and the property can be located towards the end on the left hand side, clearly identified by our For Sale Board.

ENTRANCE HALL

6' 3" x 14' 1" (1.9m x 4.3m)

SEPARATE WC

2' 11" x 4' 3" (0.9m x 1.3m)

LIVING ROOM

10' 6" x 14' 1" (3.2m x 4.3m)

KITCHEN

17' 1" x 11' 2" (5.2m x 3.4m)

UTILITY

7' 10" x 9' 2" (2.4m x 2.8m)

INTEGRAL SINGLE GARAGE

7' 7" x 14' 9" (2.3m x 4.5m)

FIRST FLOOR

BEDROOM

7' 7" x 9' 2" (2.3m x 2.8m)

BEDROOM

9' 10" x 14' 1" (3.0m x 4.3m)

BEDROOM

9' 10" x 12' 10" (3.0m x 3.9m)

BATHROOM

6' 7" x 7' 7" (2.0m x 2.3m)

OUTSIDE

Concrete driveway and small lawn to front. Wooden fence boundary mostly laid to lawn. Wooden Summerhouse.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

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

POSSESSION

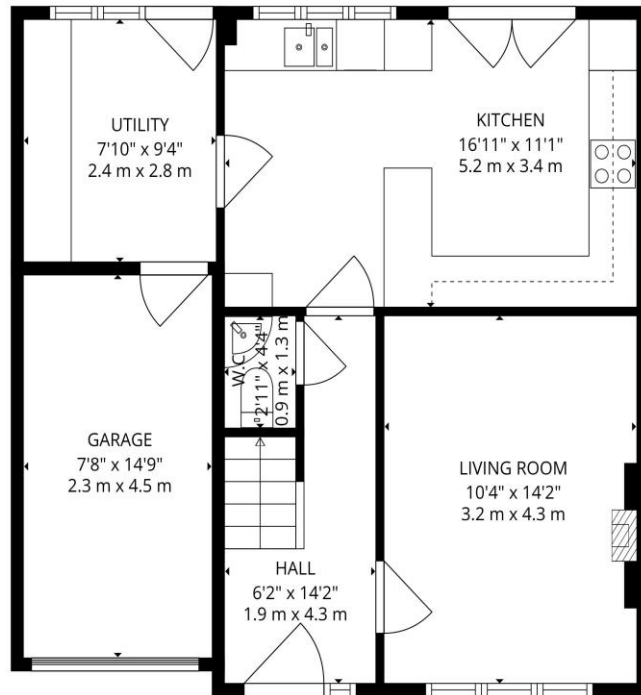
Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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 Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst

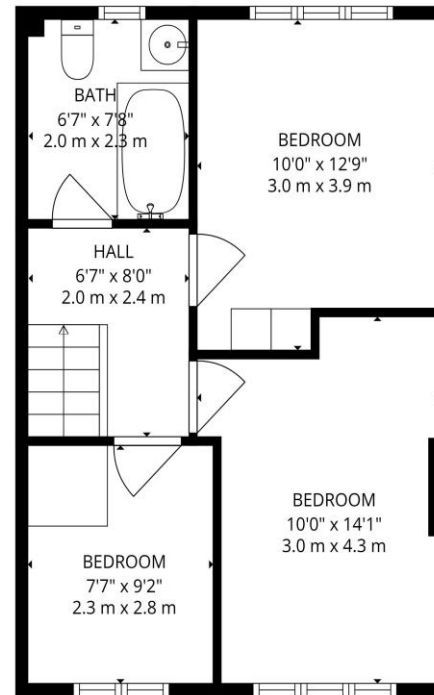
endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







GROUND FLOOR



1ST FLOOR



Total: 871 sq. Ft, 81 m2
 Ground Floor: 437 sq. Ft, 41 M2, 1st Floor: 434 sq. Ft, 40 m2
 Excluded Areas: Garage: 115 sq. Ft, 11 M2, Utility: 74 sq. Ft, 7 M2, Walls: 87 sq. Ft, 8 m2

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

Since 1854



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