



PARTNERS
REAL ESTATE

4 Ballakermeen Close, Douglas - IM1 4HU

Isle Of Man

Offers in Region of £415,000



4 Ballakermeen Close

Douglas, Isle Of Man

- Well Presented Semi Detached House in Sought after Location
- Spacious Lounge with Feature Fireplace and inset Electric Fire
- Fitted Open Plan Kitchen Leading to Large Wrap Around Conservatory
- Downstairs w.c. Large Understairs Storage Cupboard
- Three Double Bedrooms with Master incorporating En-Suite Shower Room
- Fully Tiled Family Bathroom with Shower Overhead
- Landscaped Front Garden with Off Street Parking for 3-4 Vehicles
- Mature Private Rear Garden, Paved Patio Area, Large Shed to Side
- uPVC Windows and Doors, Gas Fired Central Heating

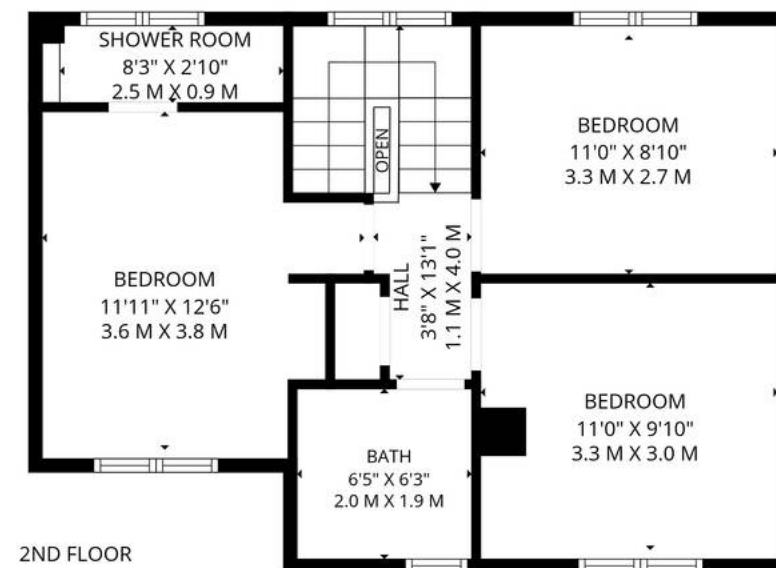
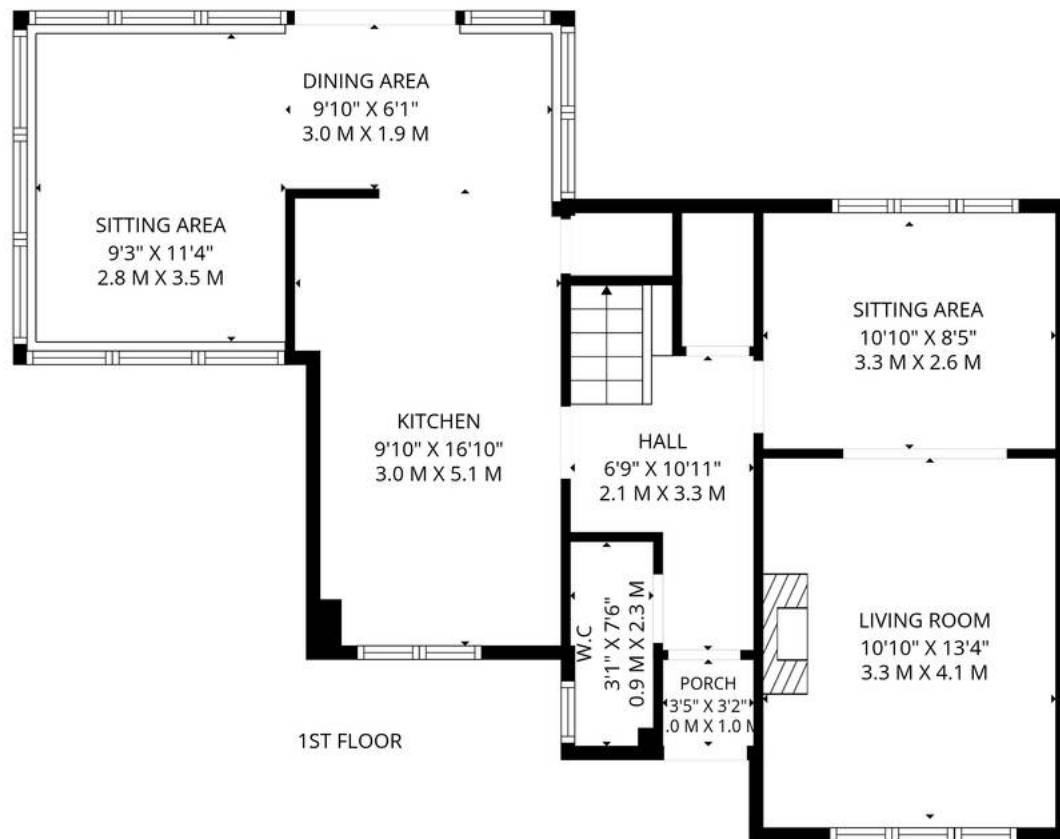


4 Ballakermeen Close

Douglas, Isle Of Man

This well presented three bedroom semi detached house is situated in a sought after residential location, offering spacious and versatile living accommodation ideal for families or professionals. Upon entering the property, you are greeted by a welcoming hallway which leads to a generously sized lounge featuring a stylish fireplace with an inset electric fire, creating a warm and inviting atmosphere. The heart of the home is the fitted open plan kitchen, thoughtfully designed with ample storage and worktop space, seamlessly opening into a large wrap around conservatory that provides an abundance of natural light and flexible space for dining or relaxation. The ground floor also benefits from a convenient downstairs w.c. and a large understairs storage cupboard, perfect for coats, shoes, or additional household items. Upstairs, the property boasts three well proportioned double bedrooms, with the master bedroom incorporating a modern en-suite shower room for added privacy and convenience. The fully tiled family bathroom is equipped with a contemporary suite and features a shower over the bath, catering to the needs of a busy household. Throughout the property, uPVC windows and doors ensure energy efficiency and low maintenance, while gas fired central heating provides comfort all year round. The property also offers practical features such as off street parking for three to four vehicles to the front, ensuring ease of access for residents and visitors alike. This attractive home is ideally located within close proximity to local amenities, reputable schools, and excellent transport links, making it a superb choice for those seeking a blend of comfort, style, and convenience. Early viewing is highly recommended to appreciate the quality and space this delightful semi detached house has to offer.





TOTAL: 1214 sq. ft, 112 m2
 1st floor: 715 sq. ft, 66 m2, 2nd floor: 499 sq. ft, 46 m2
 EXCLUDED AREAS: PORCH: 11 sq. ft, 1 m2, OPEN: 2 sq. ft, 0 m2, WALLS: 116 sq. ft, 12 m2

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





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