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37 Silverburn Drive, Ballasalla, IM9 2EF
Asking Price £279,000

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Detached true bungalow located in a quiet setting, just a short walk from village amenities, with easy access to the Airport and a short drive to Douglas. The accommodation comprises a spacious lounge, dining kitchen, conservatory, two double bedrooms, and a bathroom. Externally, there is a private patio garden to the rear, while the front of the property offers a driveway providing off-road parking. The property is offered with no onward chain.



LOCATION

Travelling from the airport into Ballasalla, pass over the level crossing and take the left hand turning into Silverburn Drive. Proceed straight ahead and number 37 is at the end of the cul-de-sac.

ENTRANCE PORCH

Glass panelled door to:

HALL

Built-in cupboard. Access to loft.

LOUNGE

14' 9" x 11' 8" (4.49m x 3.56m)

Good sized bright and airy room with large picture window. Fireplace with log burning stove.

BEDROOM 2

11' 7" x 12' 0" (3.53m x 3.65m)

Good sized double room. Front aspect.

BEDROOM 1

12' 0" x 12' 1" (3.66m x 3.69m)

Good sized double room. Rear aspect with views over the garden.

BATHROOM

Suite comprising of corner bath with shower over, wash hand basin in unit, w.c., white ladder style heated towel rail.

DINING KITCHEN

12' 1" x 10' 5" (3.68m x 3.17m)

Modern fitted kitchen comprising white wall and base units, integrated oven and ceramic hob with cooker hood, dishwasher, stainless steel sink unit space for fridge/freezer. Built-in cupboards. Oil boiler. Wood effect flooring. Spotlights. Door to:

CONSERVATORY

9' 5" x 4' 3" (2.86m x 1.30m)

Views over the garden. Washing machine.

OUTSIDE

To the rear is a lovely private patio garden with mature palm trees, shrubs and a shed. To the front is a driveway and off street parking.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

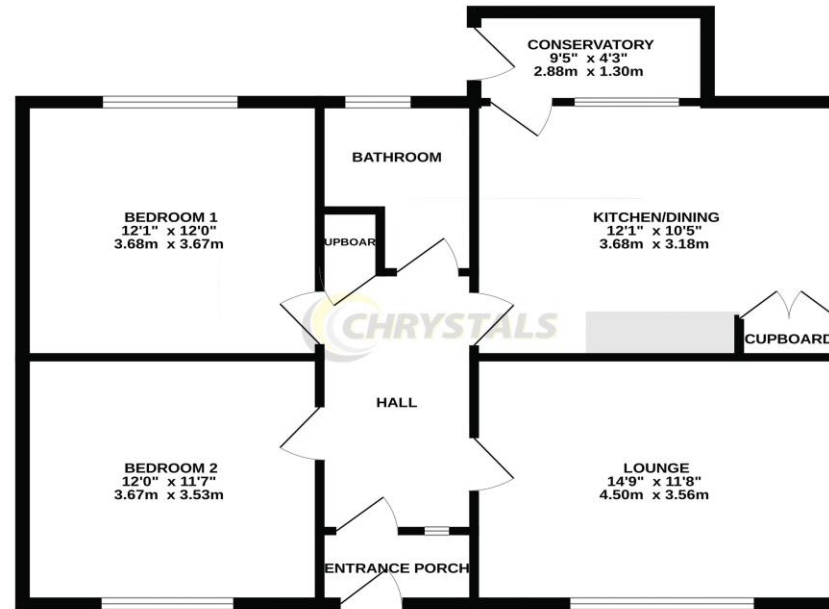
POSSESSION

Freehold. Vacant possession on completion. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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 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
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854



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