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60A Friary Park, Ballabeg, IM9 4EW
Asking Price £349,950

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Well-presented semi-detached house in quiet cul-de-sac location with fantastic rural views to the rear. Close proximity to the Airport and all Southern villages and amenities. The accommodation includes lounge, dining room, modern kitchen, 3 bedrooms and family bathroom. Outside there is a single garage approached by a generous driveway. Private low maintenance rear garden backing onto open fields.



LOCATION

Travelling through Colby on the A7 towards Castletown continue to Ballabeg. After passing the sharp bend to the right take the next left turn into Friary Park. At the junction bear right then continue ahead following the road to where number 60A is located just before the bottom of the cul-de-sac on the left hand side.

HALL

Stairs leading to first floor.

LOUNGE

12' 4" x 13' 0" (3.76m x 3.96m)

Open fireplace with wooden mantle. Opening to:

DINING ROOM

10' 9" x 7' 7" (3.27m x 2.31m)

Lovely views over open fields. French doors to garden. Opening to:

KITCHEN

10' 9" x 7' 6" (3.27m x 2.28m)

Good range of cream wall and base units with granite effect worktops incorporating stainless steel sink unit, electric cooker, extractor fan, tiled splashbacks. Plumbed for washing machine and space for fridge. Understairs store. Views over open countryside.

FIRST FLOOR

LANDING

Boarded loft space accessed via slingsby ladder. Large window with views over the fields.

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m)

Modern white suite comprising bath set in mosaic tiled surround with shower over, wash hand basin set in vanity unit with storage, w.c., chrome ladder style radiator. Tiled walls.

BEDROOM 2

10' 0" x 8' 9" (3.05m x 2.66m)

Lovely rural views over open fields.

BEDROOM 1

12' 1" x 8' 9" (3.68m x 2.66m)

Wall of fitted wardrobes.

BEDROOM 3

8' 9" x 6' 4" (2.66m x 1.93m)

Built in cupboard.

SINGLE GARAGE

19' 7" x 8' 10" (5.96m x 2.69m)

Housing Worcester oil central heating boiler, up and over door.

OUTSIDE

Small hedged and lawned front garden. Side gate leading to pretty fenced rear garden laid to artificial grass, superb rural views over open fields. Driveway to side.

SERVICES

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

POSSESSION

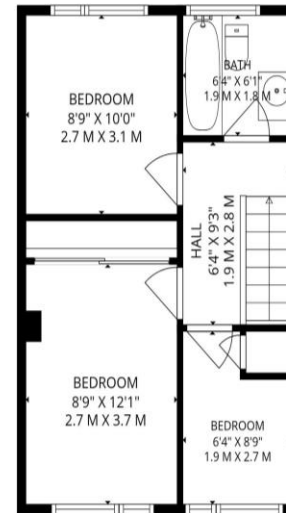
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1ST FLOOR



2ND FLOOR



Total: 758 sq. Ft, 70 m2

1st Floor: 379 sq. Ft, 35 M2, 2nd Floor: 379 sq. Ft, 35 m2

Excluded Areas: Garage: 175 sq. Ft, 16 M2, Walls: 94 sq. Ft, 8 m2

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



Since 1854

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