20 Ballakermeen Drive, Douglas, IM1 4HN

Modern 3 bed semi-detached house situated in a convenient location within walking distance of Douglas' town centre. Completely renovated throughout. Easily maintained patio gardens. Off road parking for 2 cars.

£375,000

Property Overview

Property Type	**Semi-Detached**
Receptions	**2**
Bedrooms	**3**
Bathrooms	**1**

Property Details

Property Type	**Semi-Detached**	Cloakroom	**1**
Receptions	**2**	Heating	**Gas Fired Central Heating**
Bedrooms	**3**	Windows	**uPVC Double Glazed**
Bathrooms	**1**	Front Garden	**Patio Garden**
		Rear Garden	**Rear Yard**
		Garage	**Off Road Parking**

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Property Description

Situated in a highly convenient and central location, 20 Ballakermeen Drive has been taken back to the original brickwork and renovated throughout to a high standard. This included re-wiring, re-plumbing, new boiler, radiators, flooring, new kitchen, bathrooms & the addition of a downstairs cloakroom WC. The loft has also been boarded, insulted, and wood treated. Fire doors have also been fitted throughout. The property offers a spacious, bright and airy open plan lounge diner. Off the dining room is a modern kitchen with a breakfast area alongside. Upstairs there are 3 bedrooms, 2 of which are particularly spacious doubles. Both front bedrooms offer pleasant views. The spacious and modern family bathroom is accompanied by a downstairs cloakroom WC for convenience. Outside there are matured paved gardens and to the rear of the property there is a driveway providing off road parking for 2 cars.

Accommodation

Ground Floor

Enclosed Entrance Vestibule Porch (approx. 4'6 x 3'0)
Door to:

Entrance Hallway (approx. 15'1 max x 8'6 max)
Stairs to first floor. Attractive flooring. Ceiling downlighters.

Cloakroom W.C. (approx. 3'0 x 3'0)
Pedestal wash hand basin and WC. uPVC double glazed porthole window.

Living Room (approx. 15'3 into Bay x 12'1)
Feature bay window. Marble fireplace with inset electric fire. TV and satellite connections. Newly fitted carpets. Opening to:

Dining Room (approx. 12'5 x 12'1)
TV, satellite and telephone connections. Newly fitted carpets.

Breakfast Kitchen (approx. 21'6 max x 8'6)
Fitted with a range of modern white gloss wall and base units with work surfaces incorporating a single drainer sink unit. Under unit lighting. Integrated oven, 4-ring gas hob and extractor over. Space for freestanding fridge/freezer. Space and plumbing for washing machine & tumble dryer. Downlighters. Attractive flooring. Door to side and rear.

First Floor

Landing (approx. 8'6 x 6'4)

Bedroom 1 (approx. 15'3 into Bay x 12'1)
Coving. Feature bay window with superb views. TV and satellite connections. Newly fitted carpets.

Bedroom 2 (approx. 12'5 x 12'1)
Coving. TV and satellite connections. Newly fitted carpets.

Bedroom 3 (approx. 12'6 x 8'6)
Newly fitted triple glazed window. Built in wardrobe. Superb views. Newly fitted carpets.

Family Bathroom (approx. 8'10 x 8'6)
Newly fitted with a modern white suite comprising panel bath, pedestal wash hand basin and WC. Enclosed shower cubicle. Fully tiled walls. Fitted wall mirror. Downlighters. Tiled flooring.

Services
All mains services are connected. Gas fired central heating. uPVC double glazed throughout.

Directions
Travelling out of Douglas along Peel Road, turn immediately right after the Total petrol station (opposite the entrance to KFC & Starbucks) onto Ballakermeen Drive. Proceed up to where number 20 can be found a short distance along on the right hand side, clearly identified by our For Sale board, with pedestrian access to the front and vehicular access to the rear.

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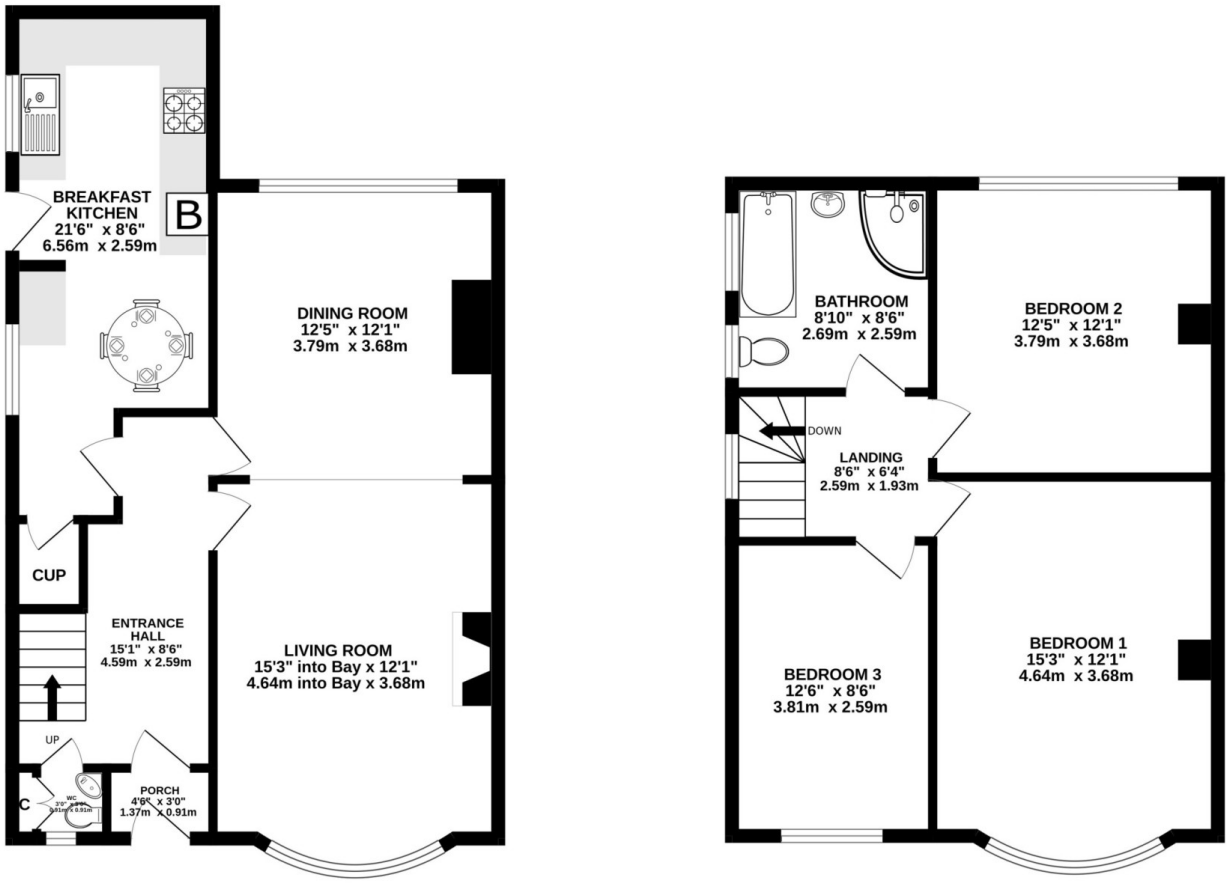
GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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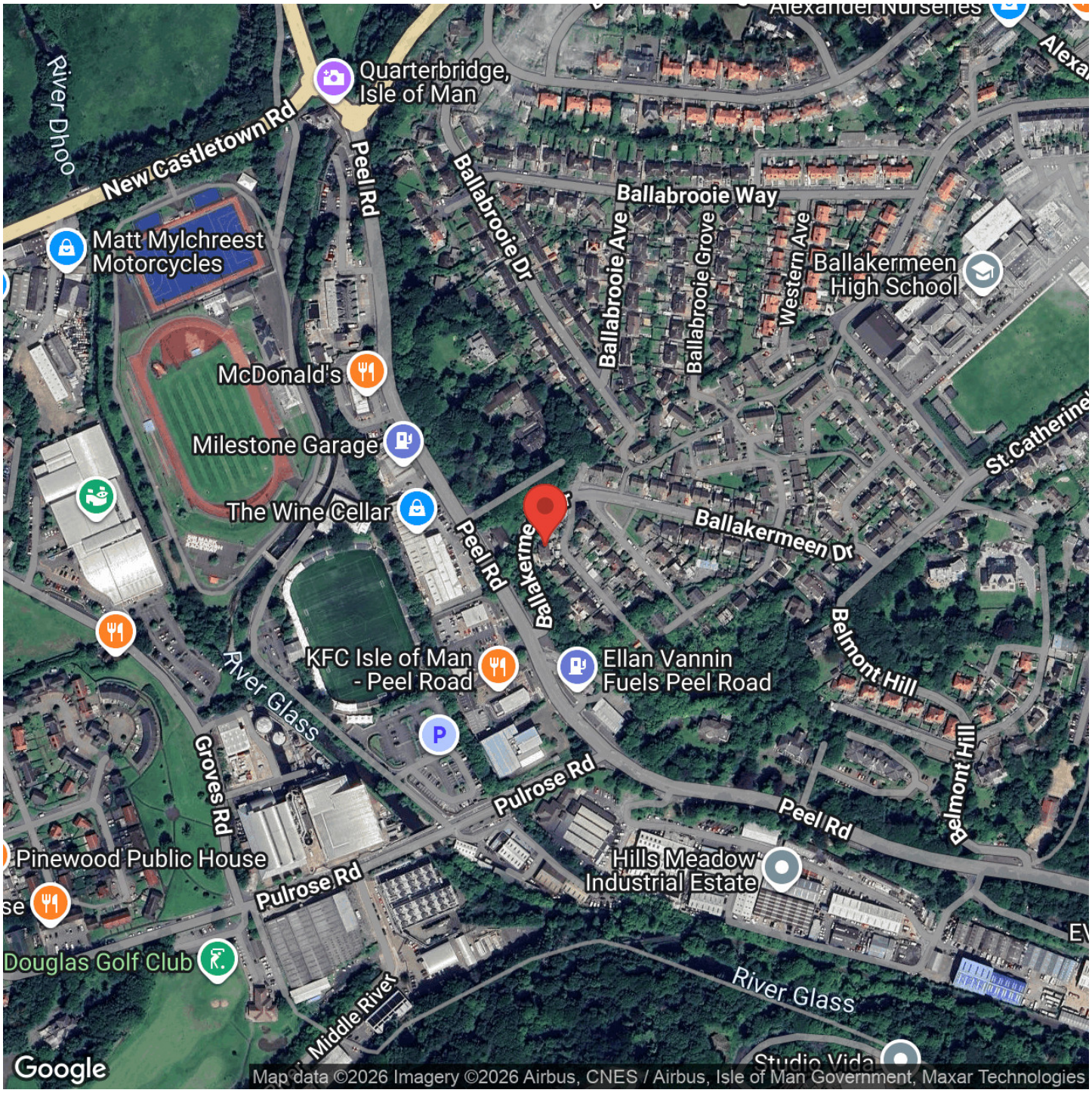
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New Castletown Rd
Quarterbridge, Isle of Man
Peel Rd
Ballabrooie Dr
Ballabrooie Way
Ballabrooie Ave
Ballabrooie Grove
Western Ave
Ballakermeen High School
Matt Mylchreest Motorcycles
McDonald's
Milestone Garage
The Wine Cellar
Peel Rd
Ballakermeen
Ballakermeen Dr
St.Catherine
Belmont Hill
KFC Isle of Man - Peel Road
Ellan Vannin Fuels Peel Road
River Glass
Groves Rd
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