



## 1 Murrays Lake Drive, Mount Murray, Douglas, IM4 2GZ

End of terrace 3 bed house situated in a sought after location within short proximity of Douglas' city centre & Ronaldsway Airport. Lawned front & rear gardens. Single garage.

**£359,000**

### Property Overview

| Property Type | <b>Terraced</b> |
|---------------|-----------------|
| Receptions    | <b>1</b>        |
| Bedrooms      | <b>3</b>        |
| Bathrooms     | <b>1</b>        |

## Property Details

|               |                 |              |                                      |
|---------------|-----------------|--------------|--------------------------------------|
| Property Type | <b>Terraced</b> | Cloakroom    | <b>1</b>                             |
| Receptions    | <b>1</b>        | Heating      | <b>Gas Fired<br/>Central Heating</b> |
| Bedrooms      | <b>3</b>        | Windows      | <b>uPVC Double<br/>Glazed</b>        |
| Bathrooms     | <b>1</b>        | Front Garden | <b>Lawned</b>                        |
|               |                 | Rear Garden  | <b>Lawned</b>                        |
|               |                 | Garage       | <b>Single</b>                        |



**Leah Drinkwater**

Sales Negotiator

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## Property Description

### Accommodation

#### Ground Floor

- Entrance Hallway
- Downstairs W.C.
- Lounge
- Kitchen/Diner

#### First Floor

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

### Outside

To the front of the property there is a small lawned garden area wrapping round to the side, with a footpath leading to the front door.

To the rear of the property there is a lawned garden with a patio area and fenced boundaries.

### Single Garage

Fitted with a white up and over garage door.

### Services

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

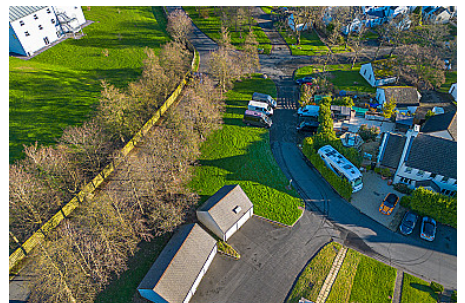
### Rates

Isle of Man Government Treasury: £858.14 (2025/26).

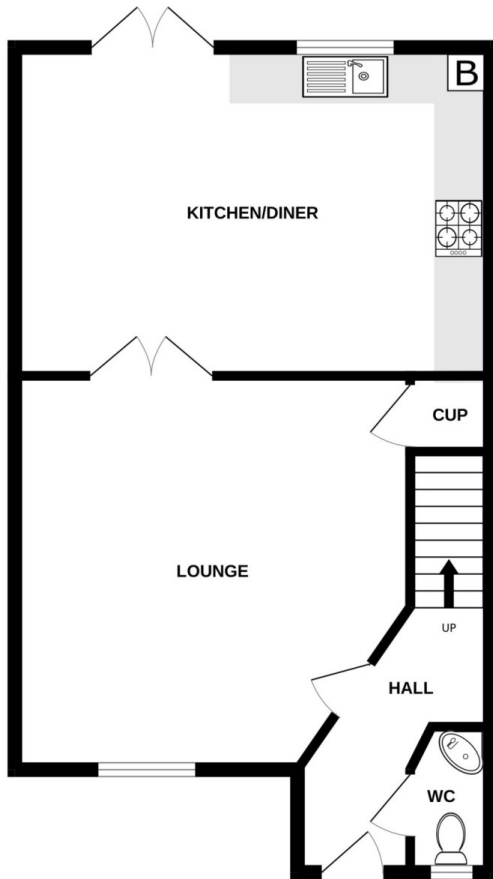
### Directions

Travelling along the New Castletown Road and up Richmond Hill. Continue past the Home of Rest for Old Horses and The

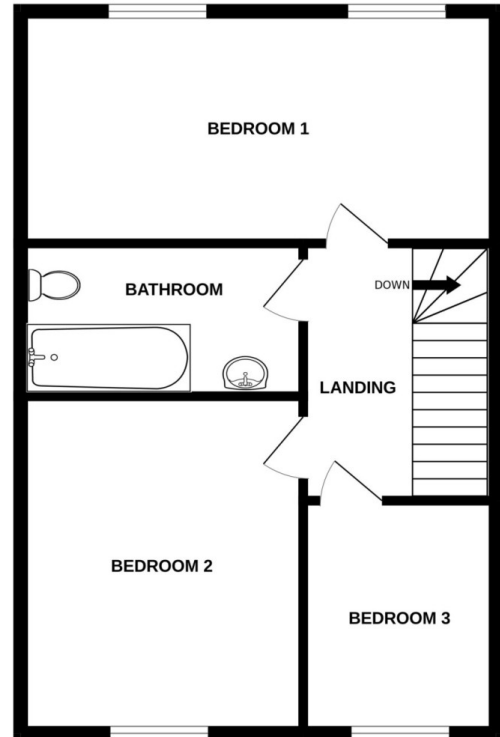
Forge, taking the next right hand turning onto the Mount Murray Back Road. Take the first right, into Mount Murray Drive and turn right, proceeding straight ahead into Murrays Lake Drive where number one can be found as the first house on the right hand side, clearly identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



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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