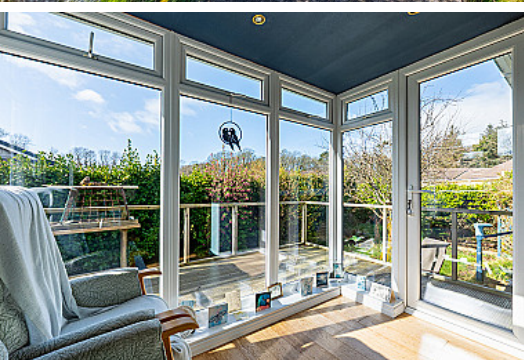




91 Hawthorne Grove, Ballasalla, IM9 2EB

Detached 2 bed true bungalow situated in a quiet & sought after cul-de-sac location. Lawned front & rear gardens. Single garage & driveway. No onward chain.

£355,000

Property Overview

Property Type	Bungalow
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Bungalow	Heating	Oil Fired Central Heating
Receptions	1		
Bedrooms	2	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Attached Single



Leah Drinkwater

Sales Negotiator

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Property Description

Accommodation

Ground Floor

- Entrance Porch
- Entrance Hallway (approx. 12'0 x 4'5 max)
- Lounge (approx. 17'3 x 10'7)
- Dining Room (approx. 12'0 x 8'4)
- Sun Room (approx. 9'4 x 5'1)
- Kitchen (approx. 12'0 x 8'11)
- Bedroom 1 (approx. 11'5 x 10'7)
- Bedroom 2 (approx. 12'0 x 9'0)
- Family Bathroom (approx. 9'2 x 6'11)

Outside

To the front of the property there is a large lawned garden with a driveway to one side providing off road parking for multiple vehicles and access to the garage.

To the rear of the property there is a raised decked area leading from the sun room, with steps down to the enclosed lawned garden.

Services

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

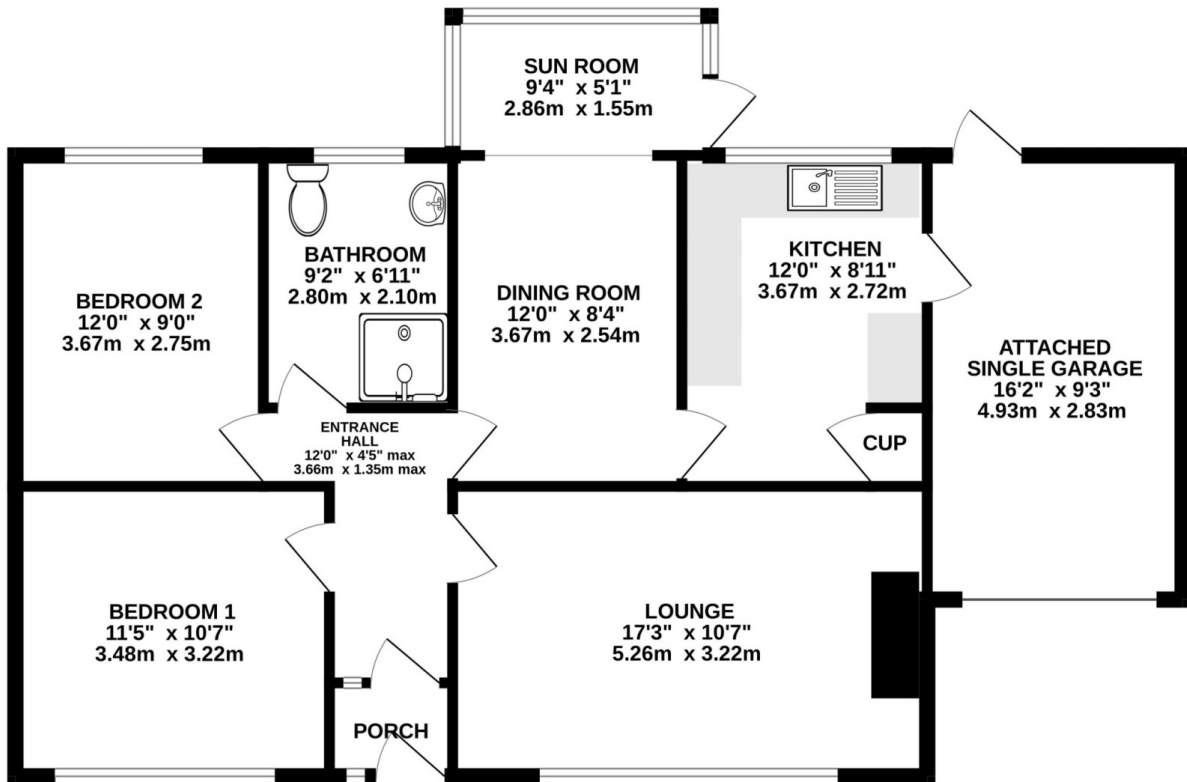
Directions

Travelling from the Fairy Bridge along the main road into Ballasalla, continue straight on at the roundabout with Reayrt Mie and proceed to the roundabout junction by The Whitestone. Turn left and take the second right turning, into Silverburn Drive. Follow the road round and take a left into Silverburn Crescent. Take the third left hand turning into Hawthorne Grove, where number ninety one can be found as the second house on the right hand side, clearly identified by our For Sale board.





GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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