



51 Ballanawin, Strang, Douglas, IM4 4NT

NEW PRICE. End of Terrace 3 Bed House Situated in a Quiet Location Within Close Proximity of Nobles Hospital, Schools & The Roundhouse. Lawned Front & Rear Gardens. Attached Single Garage & Driveway. Priced for a Quick Sale.

£307,500

Property Overview

Property Type	Terraced
Receptions	1
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Terraced	Heating	Gas Fired Central Heating
Receptions	1	Windows	Double Glazed
Bedrooms	3	Front Garden	Lawned
Bathrooms	1	Rear Garden	Lawned
		Garage	Attached Single



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Property Description

Priced for a quick sale.

Accommodation

Ground Floor

- Entrance Hallway
- Lounge (approx. 15'6 x 10'9)
- Kitchen/Diner (approx. 15'6 x 9'6)

First Floor

- Landing
- Bedroom 1 (approx. 16'9 x 8'7)
- Bedroom 2 (approx. 9'2 x 8'7)
- Bedroom 3 (approx. 9'8 x 6'1)
- Family Bathroom (approx. 6'9 x 5'5)

Outside

To the front of the property there is a small lawned garden area with a driveway to one side providing off road parking and access to the garage.

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

Attached Single Garage (approx. 18'0 x 7'7)

Services

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

Directions

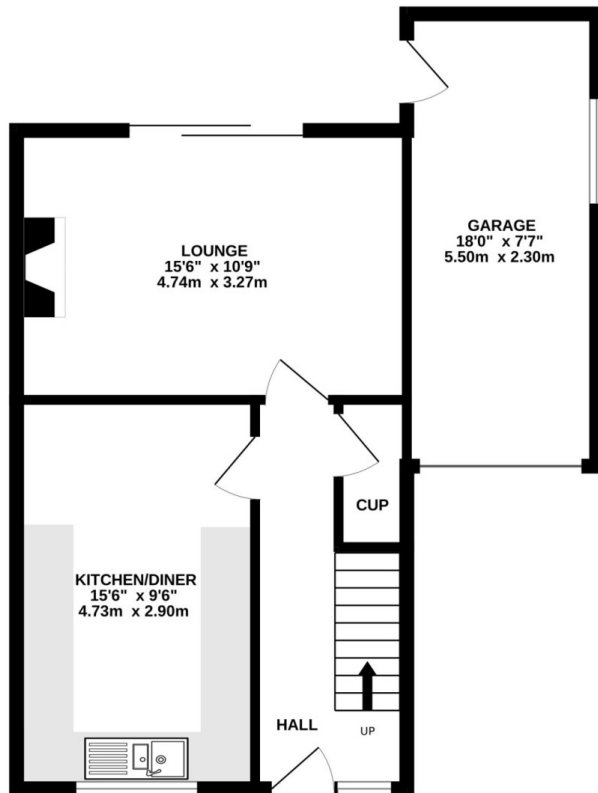
Travelling from the Jubilee Oak Tree at Braddan Bridge, continue up Braddan Road and proceed straight on at the following two roundabouts. Pass the turning to Nobles Hospital and take the next left into Cronk Grianagh. Follow the road round and bear left, continuing into Ballanawin where number fifty one can be found on the right hand side, clearly identified by our

For Sale board.

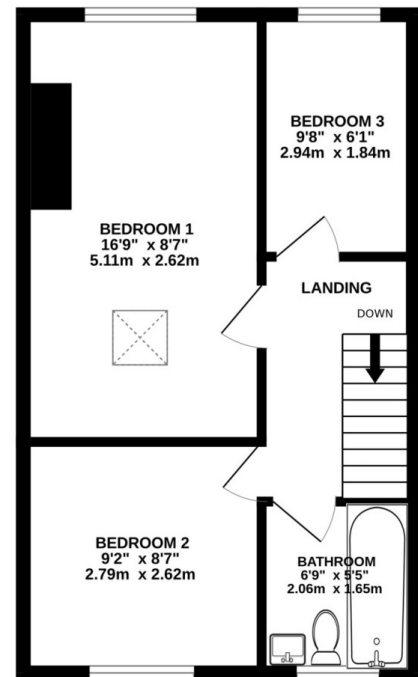




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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