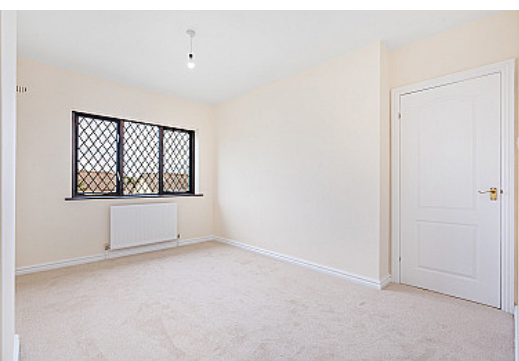




13 Manor Road, Douglas, IM2 2NL

Semi-detached 3 bed house situated in a highly sought after area of Farmhill within close proximity of Ballacottier Primary School, the Isle of Man Business Park, and Douglas town centre. Sunny & private rear garden. Single garage & driveway.

£380,000

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		Hard Wood Double Glazing
Bathrooms	1	Windows	
		Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Integral Single



Simon Dixon

Associate Director
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01624 625888

Property Description

Accommodation

Ground Floor

- Entrance Hallway
- Cloakroom W.C. (approx. 4'0 x 3'0)
- Lounge (approx. 15' x 10'3)
- Kitchen (approx. 11'9 x 9'7)
- Dining area (11'10 x 7'5)

First Floor

- Landing (approx. 9'1 x 6'4)
- Bedroom 1 (approx. 15'4 x 10'3)
- Bedroom 2 (approx. 13'6 x 10'3)
- Bedroom 3 (approx. 9'7 x 7'4)
- Family Bathroom (approx. 7'9 x 6'4)

Outside

To the front of the property there is a driveway providing off road parking for 2 cars. Lawned garden with mature shrub boundaries.

To the rear of the property there is a sunny south facing garden. Charming Manx stone wall and potting shed/garden store.

Integral Single Garage (approx. 12'2 x 8')

Currently divided into a store area accessed by an up and over garage door on one side and a separate room accessed from the utility room on the other.

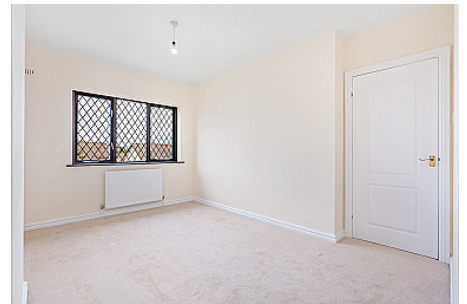
Services

All main services are connected. Gas fired central heating. Newly fitted boiler and fuse box. Timber framed double glazing.

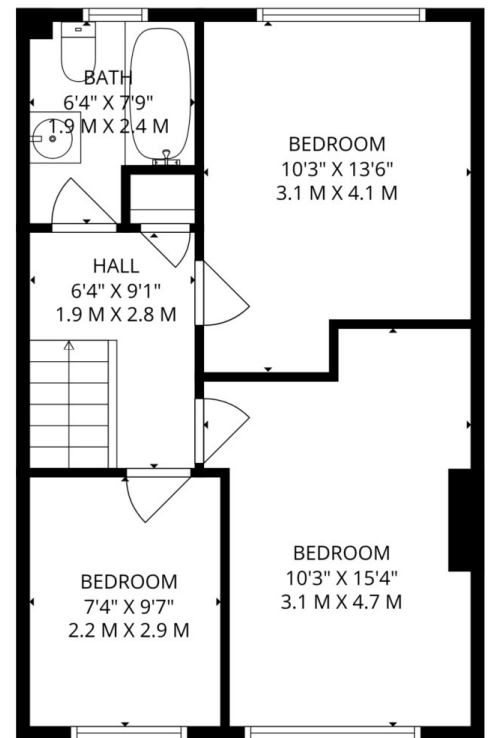
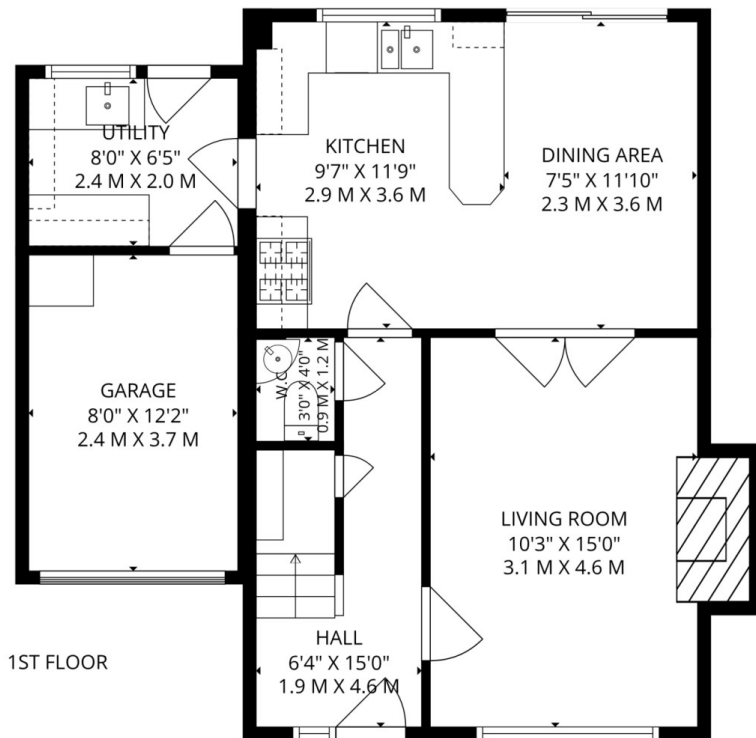
Directions

Travelling from the roundabout at Kirby Garden Centre, continue along Vicarage Road in the direction of the Isle of Man Business Park. Proceed straight ahead at the first roundabout and at the second, bear left onto Stevenson Way. Take the

first left hand turning onto Manor Road where number 13 can be found on the right hand side after a short distance, clearly identified by our For Sale board.







2ND FLOOR

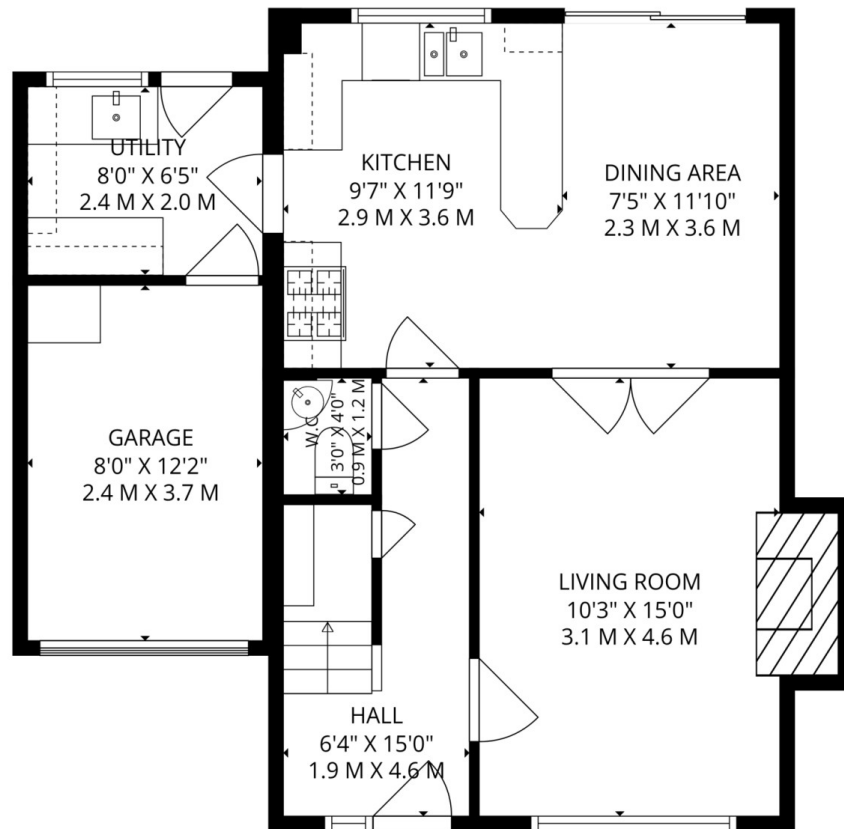


Total: 925 sq. Ft, 86 m2

1st Floor: 464 sq. Ft, 43 M2, 2nd Floor: 461 sq. Ft, 43 m2

Excluded Areas: Garage: 103 sq. Ft, 10 M2, Utility: 52 sq. Ft, 5 M2, Undefined: 10 sq. Ft, 1 M2,
Fireplace: 13 sq. Ft, 1 M2, Walls: 97 sq. Ft, 9 m2

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



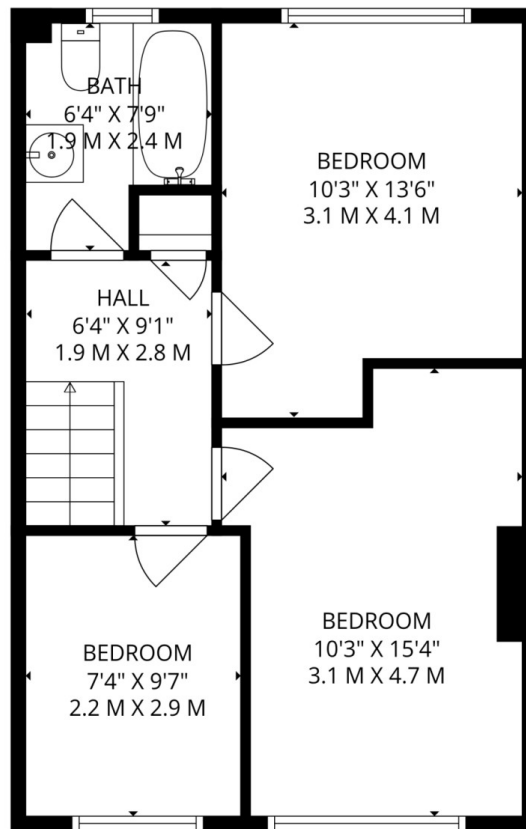
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