



£187,000

1 Governors Hill, Douglas

Semi Detached House in Sought After Location.
Close to Shops / Post Office, Family Pub & Local School.
Spacious Open Plan Lounge & Dining Room Plus Modern Kitchen.
2 Double Bedrooms & Bathroom.
Gas Fired Central Heating & Double Glazing.
Off Road Parking for 2/3 cars at side of the Property.
Open Plan Lawn to Front with Decorative Shrub Bed.
Secure, Low Maintenance Rear Garden and Patio.

*** IDEAL STARTER HOME OR INVESTMENT PROPERTY ***



DIRECTIONS

Travelling out of Douglas along the promenade turn left at the Villa Marina and proceed up Broadway onto Ballaquayle Road. On reaching Bray Hill traffic lights continue straight ahead onto Ballanard Road. Turn right at the mini roundabout and continue up Johnny Wattersons Lane. Turn right into Hailwood Avenue at the 'Cat With No Tail' family pub. Proceed down until the last bend on the left then turn left. Follow the sign to the right towards Governors Hill. The property will be found on the left hand side, being easily identified by our 'For Sale' board.

ACCOMMODATION

GROUND FLOOR

Canopied porch with part glazed timber entrance door.

Entrance Hall

Coved ceiling and centre light fitting. Smoke detector. Stairs leading to the first floor and door to the lounge.



Register on our Mailing List for ...

Lounge / Dining Room max 6.40m (21') x 3.86m (12'8)

A spacious room with two double glazed windows, one to the front aspect and one to the side. Feature fireplace with wooden surround, marble hearth and background together with an electric fire. Understairs storage cupboard. Television and telephone points. Door leading through to the kitchen.



Lounge / Dining Room



Dining Area



Register on our Mailing List for ...

Kitchen 3.86m (12'8) x 2.31m (7'7)

Fitted with a good range of white wall, base and display cabinets together with background tiling to complement the laminate work surfaces with an inset 1 1/2 bowl stainless steel sink and drainer. Appliances include a 'Hotpoint' oven and halogen hob with extractor fan above. Space for fridge freezer and plumbing for a washing machine. 'Simi' gas fired central heating boiler. Double glazed window and door to the rear garden. Vinyl floor covering.



FIRST FLOOR

Landing

Having a smoke detector and centre light. Loft access.

Bedroom 1 3.86m (12'8) x 3.25m (10'8)

A good sized double room with fitted wardrobes and a built in bridging unit. Having a double glazed window to the rear elevation. Television and telephone points.



Bathroom 2.11m (6'11) x 2.08m (6'10)

Part tiled to complement the champagne suite comprising panelled bath with shower over, wash hand basin and WC. Obscure double glazed window.



Register on our Mailing List for ...

Bedroom 2 3.86m (12'8) x 3.38m (11'1)

A spacious double room with a storage cupboard over the stairwell. Double glazed window to the front elevation. Television and telephone points.

OUTSIDE

Rear Garden

Mainly laid to lawn with a fenced and screened boundary with some mature shrubs. Patio area with decorative gravelling - ideal for bbq's. Timber store to the side.



Front Garden

Open plan frontage and off road parking for several vehicles.

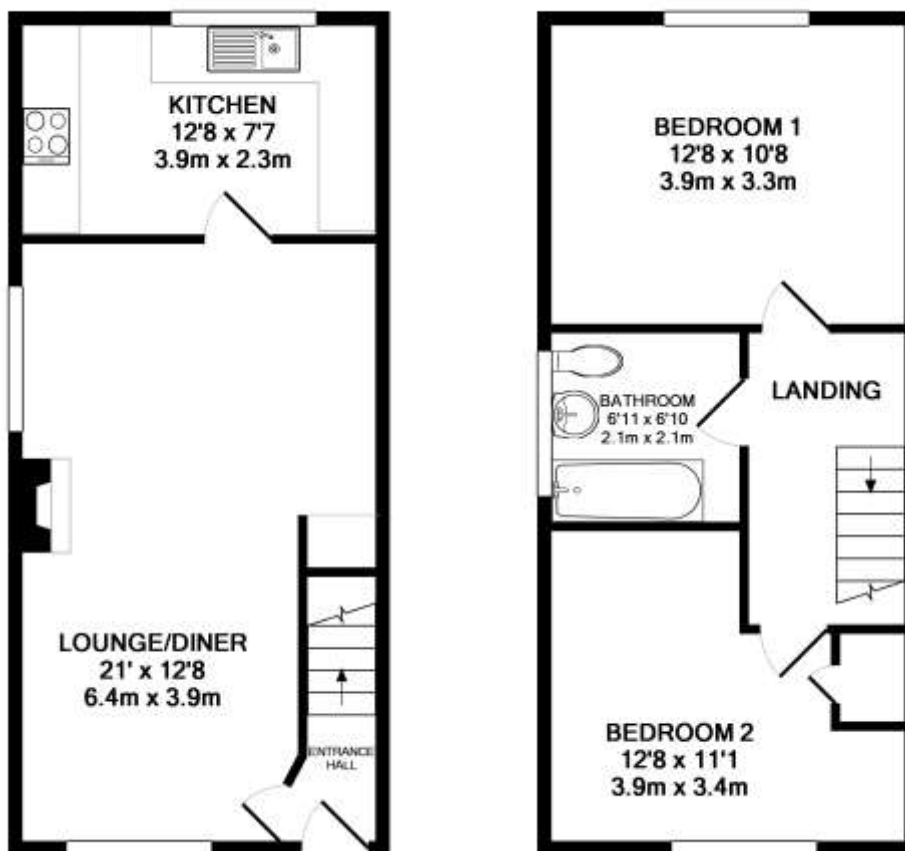
Services All mains services are installed. Gas fired central heating.

Tenure Freehold

Rateable Value £108. For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with the Agent Quayles Limited.

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2010

Register on our Mailing List for ...

Whilst all details are believed to be correct neither Quayles Limited, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image.

All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.

