



£259,950

39 The Meadows, Kirk Michael, IM6 1EY

Detached 3 Bed Chalet Bungalow in a Popular Residential Location Close to Village Amenities.
A Short Walk to Main Bus Route, School, Shop, Chemist, Post Office, Butchers, Pub & Tearoom.

Pleasant Walks Along the Old Railway Line lead to Glen Wyllin & The Beach.

Bright & Spacious Accommodation with New Floor Coverings & Fresh Decor Throughout.

Comprising Large L Shaped Lounge/ Dining Room, Kitchen & a Good Size uPVC Conservatory.
Ground Floor Spacious Entrance Hall, Small Double Bedroom & Fully Tiled, Re Fitted Shower Room.
1st Floor Landing & 2 Further Double Bedrooms, 1 with a Generously Proportioned En Suite Bathroom.
Oil Fired Central Heating & Double Glazing Throughout. Attached Garage & Off Road Parking Space.
Walled Front Garden & Enclosed Rear Garden - Mostly Laid to Lawn with Gravelled Patio Area & Shed.

*** BENEFITING FROM NO ONWARD CHAIN - VIEWINGS HIGHLY RECOMMENDED ***

DIRECTIONS

From Douglas or Peel travel into Kirk Michael with the primary school on the right and continue past the Mitre public house. Continue along a little further taking a left turn into Station Road. Take the first left into The Meadows then left again where the property will be found a short distance along on the left hand side.

ACCOMMODATION

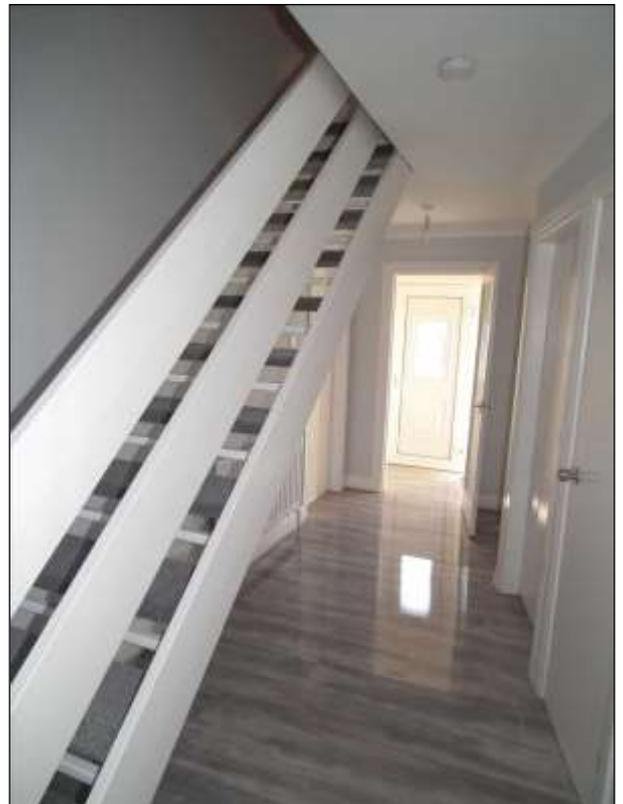
GROUND FLOOR

Recessed Porch

Having an external light. A half double glazed uPVC entrance door with a matching glazed panel leads into the porch. Attractive high gloss, wood effect laminate floor covering continues throughout the entrance hall and lounge diner. Obscure glazed inner door to the entrance hall.

Entrance Hall

A carpeted, open tread staircase leads to the first floor. Coved ceiling. Smoke detector. Double glazed uPVC window. Power point. Airing cupboard housing the hot water cylinder.



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Lounge/ Dining Room

A naturally bright and spacious room which is naturally set out in two areas. The lounge having a pair of double glazed sliding doors to the front and featuring a modern wall mounted electric living flame fire with a shelf below. TV and power points. Coved ceiling. Open plan to the dining area.



Lounge 3.91m (12'10") x 3.71m (12'2")



Dining Area 2.49m (8'2") x 2.67m (8'9")

To the rear of the room, adjacent to the kitchen, is the dining area which has sliding double glazed doors leading into the conservatory.



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Conservatory 3.86m (12'8") x 2.95m (9'8")

Of uPVC construction on a low wall base with a hipped, tinted polycarbonate roof, double doors to the gravelled patio and plenty of opening top lights. Fitted vertical blinds. Wall lights. Power points, TV and telephone points. Wood effect, laminate floor covering. Two double radiators ensure this is a usable room all year round - currently set out as the dining room but equally suitable for use as a second sitting room or play room.



Kitchen 3.61m (11'10") x 2.36m (7'9")

A practical, galley style kitchen with a uPVC window overlooking the rear garden and a half obscure glazed door to the side of the property. Fitted with a good range of hand painted wall, base, drawer and glazed display units in a soft shade of grey together with complementary background tiling. Laminate work surfaces incorporate a 1 1/4 bowl stainless steel sink with a lever mixer tap. Space for a slim line electric cooker with a fitted filter hood above. Plumbed for a washing machine and dishwasher. Integrated fridge and freezer. Cupboard housing the 'Worcester' oil fired boiler. Coved ceiling with recessed 'bright white' lights. Wood effect floor covering.



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Bedroom 3 3.33m (10'11") x 2.67m (8'9")

A small double room which is currently utilised as a TV room. Having a uPVC window to the front and a deep, recessed wardrobe with a hanging rail. TV point.



Shower Room 2.24m (7'4") x 1.93m (6'4")

Fully tiled walls and floor continuing into a corner cubicle with a fully plumbed shower. WC and vanity unit with a white top mounted basin. Obscure glazed uPVC window. Recessed downlights. Chrome radiator/ towel warmer.



FIRST FLOOR

Landing 2.64m (8'8") x 1.35m (4'5")

Space for a storage/ shelving unit.

Bedroom 2 3.66m (12'0") x 3.33m (10'11") max

An L shaped double room with high angled ceilings and a 'Velux' style window to the front. Access to eaves storage areas and a small loft space. TV point.



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Bedroom 1 4.72m (15'6") x 3.71m (12'2") max

A further generous L shaped double room, again with high angled ceilings and two 'Velux' style roof windows. Wall lights. TV and telephone points. Door to the en suite bathroom.



En Suite Bathroom 3.66m (12'0") x 1.65m (5'5")

A spacious room, tiled to mid height with matching flooring. Fitted with a white suite of push button flush WC, vanity unit with a top mounted basin and a corner bath with a mixer shower attachment and wall mounting. Angled ceilings. Obscure glazed uPVC window. Chrome towel warmer. Wall mounted vanity unit.



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OUTSIDE →→

Fascias and soffits are low maintenance PVC.

Front Garden

To the front is a lawned garden with concrete pathways to the main entrance and around the property. Mature shrubs. Access to the rear garden via both sides. A single car driveway leads directly to the attached garage.

Attached Garage 3.71m (12'2") x 2.39m (7'10")

A single garage with a panelled up and over door. Light and power points. Electricity meter (key meter installed).

Rear Garden

Fully fenced and mostly laid to lawn with a gravelled seating area adjacent to the conservatory. Polyethylene oil storage tank and small wooden store.



Rear Garden pic 2



Services Mains water, electricity and drainage. Oil fired central heating & double glazing.

Tenure Freehold

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

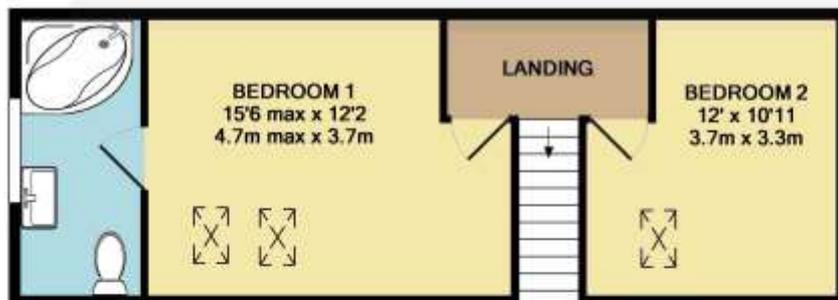
Viewings Strictly by appointment with the Agent Quayles Limited.

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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 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
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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.