



£199.950

53 Slieau Whallian Park, St Johns, IM4 3JN

Mid Terraced Family Home on the Outskirts of the Ever Popular Village of St Johns. Close to Bus Route, Local Amenities and Highly Regarded Primary School. Having a Fabulous Outlook Towards Slieau Whallian Hill Across the Adjoining Fields. Spacious Lounge/ Diner, Family Room/ Guest Bedroom, Kitchen & Cloakroom WC. Two 1st Floor Bedrooms (Formerly 3) & Generous Family Bathroom with Separate Shower. Oil Fired Central Heating and uPVC Double Glazing. Multi Fuel Stove in Lounge. Enclosed Rear Yard & Off Road Parking for 2 Cars. Enclosed, South Facing Front Garden Enjoying Rural Views. Wood Store.



*** IDEAL INVESTMENT OR FIRST PROPERTY ***

DIRECTIONS

Travelling from Douglas towards Peel. At the Ballacraigne crossroads and traffic lights turn left towards Foxdale. Turn left at the Hope crossroads in the direction of Archallagan and first left into Slieau Whallian Park. Continue up where number 53 will be found towards the top on the left hand side, being clearly identified by our For Sale board. The parking area and enclosed yard are generally used as the main entrance although the 'front' can be accessed via the shared pathway on the south side of the property.



Register on our *Mailing List* for ...

OUTSIDE

A block paved driveway provides off road parking for two cars. A wooden gate leads to an enclosed, block paved yard.



Enclosed Yard

Having a timber shed, exterior light and cold water tap. Pull out washing line. 'Worcester' 'Greenstar heat slave' oil fired boiler and polyethylene oil storage tank. Covered wooden entrance door with a glazed panel.



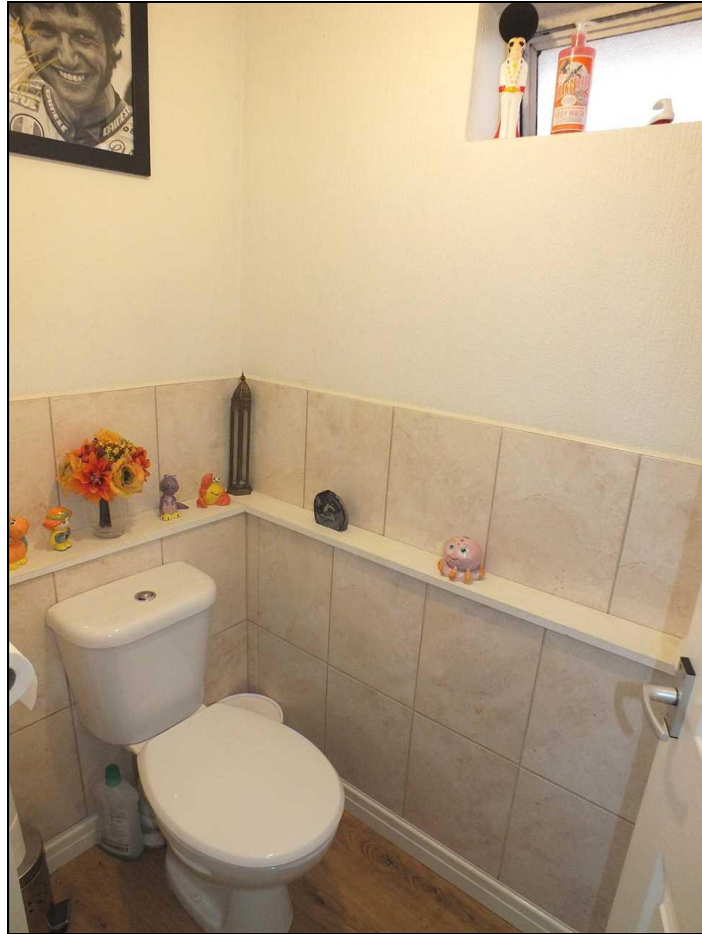
Entrance Area

Laminate floor covering extends through this area and into the cloakroom. Door to family room/ occasional bedroom. Access to attic space. Clear opening to the inner hall.

Register on our *Mailing List* for ...

Cloakroom

Half tiled walls and fitted with a push button flush WC and corner hand basin. A high level obscure glazed aluminium window to the side.



Family Room/ Occasional Bedroom 4.90m (16'1") x 2.59m (8'6")

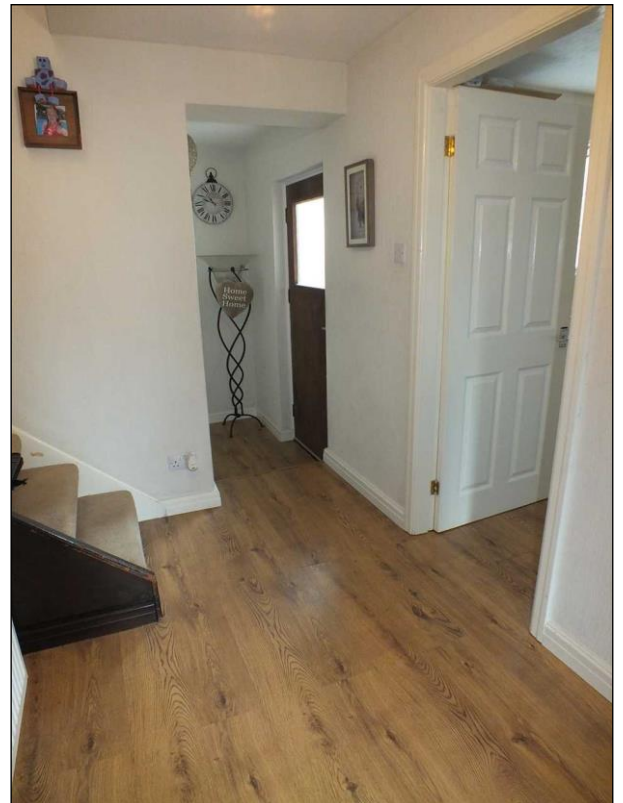
Converted from the garage with uPVC windows to the front and side elevations. Currently utilised as a bedroom but equally suitable for a number of uses such as a playroom or second lounge. Cupboard housing the consumer unit and electric meter. Coved ceiling with recessed downlights on a dimmer control unit. Telephone point and wall mounting for a television.



Register on our Mailing List for ...

Inner Hall

Stairs lead to first floor with a storage cupboard beneath. Telephone point. Doors to the kitchen and lounge/ diner.



Kitchen 3.00m (9'10") x 2.95m (9'8")

Fitted with a good range of oak effect, shaker style, wall, base and drawer units. Background tiling complements the laminate worksurfaces which incorporate a stainless steel sink with a lever mixer tap. Space for an electric cooker with a pull out extractor above. Space for a washing machine and fridge freezer. A uPVC window looks out into the enclosed yard. Smoke detector. Oak effect floor covering.



Register on our *Mailing List* for ...

Lounge/ Diner 5.44m (17'10") x 3.30m (10'10")

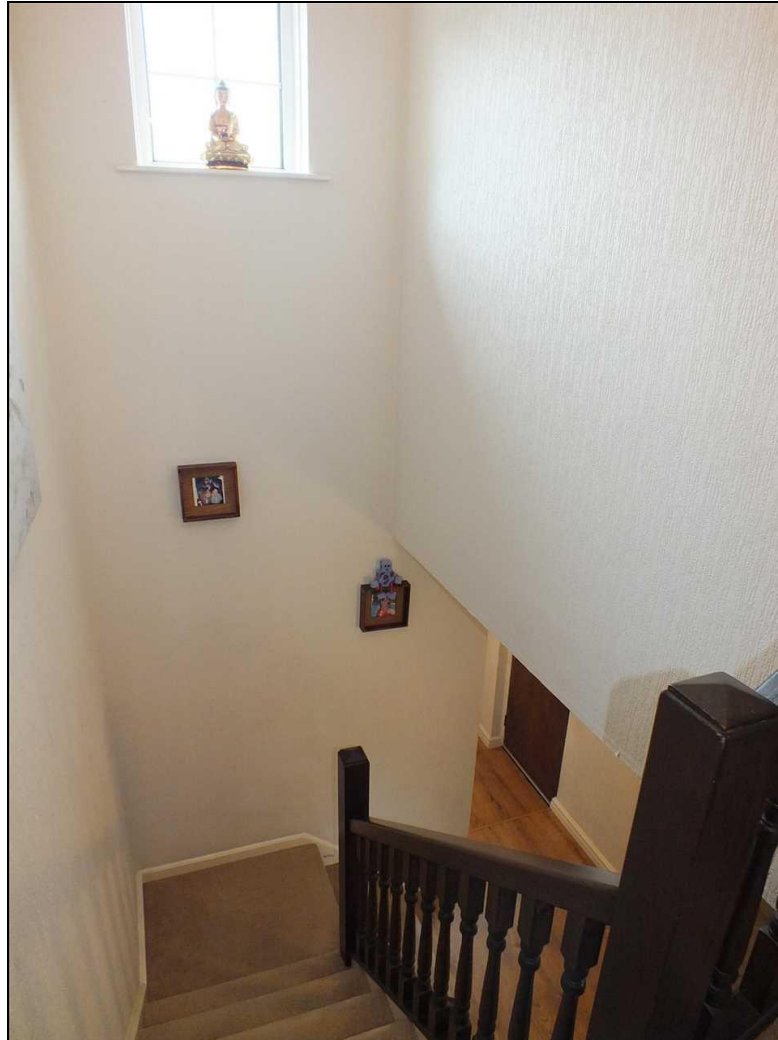
A generously proportioned room with an open porch to the far side with a half glazed uPVC door leading out to the enclosed 'front' garden. A pair of uPVC doors within the lounge also lead out to and enjoy a garden outlook. Attractive fireplace to the far end with a wooden surround and an inset glass fronted multi fuel stove. Coved ceiling. Television point. Ceiling lights.



FIRST FLOOR

Landing

A double glazed uPVC panel provides natural light.



Register on our *Mailing List* for ...

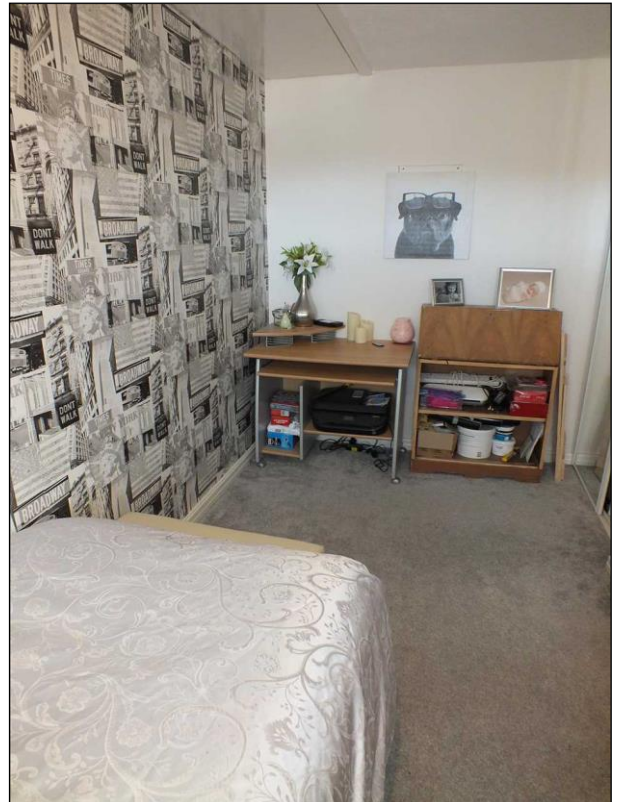
Bathroom

A spacious room having fully tiled walls and fitted with a four piece white suite comprising pedestal basin, push button flush WC, panelled bath and a glazed enclosure with a 'Mira Sport' electric shower installed. Tile effect floor covering. Obscure glazed uPVC window. Chrome, ladder style towel warmer.



Bedroom 2

A generous single room with a uPVC window providing distant views to Slieau Whallian Hill. Access via a pull down ladder to the fully boarded loft with sloping tongue and groove panelled ceilings. Light and power are installed.



Register on our [Mailing List](#) for ...

Bedroom 1

A double room with fabulous countryside views from the uPVC window. Built in wardrobe with sliding doors. Television point with high level bracket. Clear opening to the dressing area (former bedroom 2).



View from Bedroom 1



Bedroom 1 pic 2



Dressing Area

Having fabulous views once again from the uPVC window. Ample space for a range of bedroom furniture such as wardrobes and drawer units.



Register on our *Mailing List* for ...

OUTSIDE

Garden



A paved patio area adjacent to the lounge. A pathway leads up to a gate within the wooden picket fencing which leads to the shared access path. Raised beds. Distant views toward Slieau Whallian Hill. The 'front' is South facing and enjoys much privacy.



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

Tenure Freehold

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

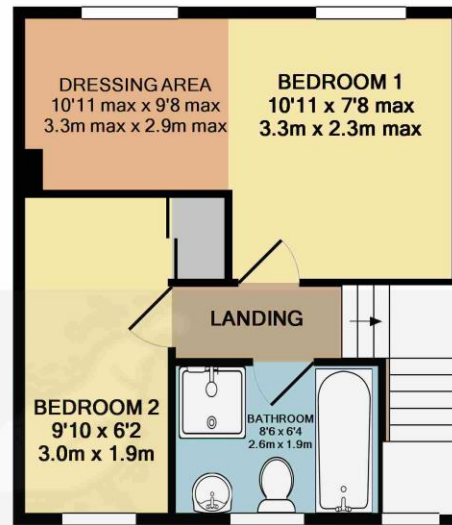
Viewings Strictly by appointment with the Agent Quayles Limited.

NOTES:



Register on our Mailing List for ...

FLOOR PLANS



1ST FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 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 ©2019

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.