



**£235,000**

**Thie-Ny-Claghan, 8 Riverscourt, Off Glen Road, Laxey, IM4 7AG**

A Modern End of Terrace House Set Back from the Road Within a Private Courtyard.  
Popular Village Location with Pubs, Shops, Restaurants, School & Play Areas.  
Pleasant Riverside Setting Within Walking Distance of the Beach & All Amenities.  
Neutrally Decorated and Offered in Excellent Order Throughout.  
Generous Lounge/ Dining Room and Separate Fitted Kitchen with Appliances.  
2 Double Bedrooms and Stylish, Fully Tiled Bathroom.  
Gas Fired Central Heating & uPVC Double Glazing (External Doors to be Replaced).  
Open Plan Lawned Area to Front & 2 Allocated Parking Spaces.  
Enclosed, Lawned Rear Garden Enjoying a Southerly Aspect (see note within).



**\* AN EXCELLENT OPPORTUNITY WITH NO ONWARD CHAIN - NOT TO BE MISSED \***

## DIRECTIONS

From the Mona Lisa restaurant travel along Glen Road where the Riverscourt development will be found half way along the left hand side. Number 8 is located in the far right hand corner.





**Kitchen** 3.96m (13'0) x 2.44m (8'0)

Timber entrance door with glazed top panels (to be replaced imminently). Fitted with a range of wall, base and drawer units. Wood effect work surfaces an inset 1 1/4 sink and mixer tap. Built in 'Hotpoint' electric oven, 'Bosch' ceramic hob and 'Whirlpool' filter hood. Washing machine and under counter fridge freezer. 'Vaillant' gas fired combi boiler. Background tiling. Double glazed uPVC window to the front elevation. Fluorescent ceiling light. Wood effect vinyl floor covering. Door to the lounge/ dining room.



### Lounge/ Dining Room 5.79m (19'0) x 2.74m (9'0)

Naturally separated into two separate areas with ample space for a dining table and chairs. Having a double glazed uPVC window to the gable with matching uPVC double glazed sliding doors overlooking and leading out to the rear garden. Television and telephone points. Two under stairs storage cupboards. Wood effect floor covering. Heating thermostat. Smoke detector. Door to the rear hall.



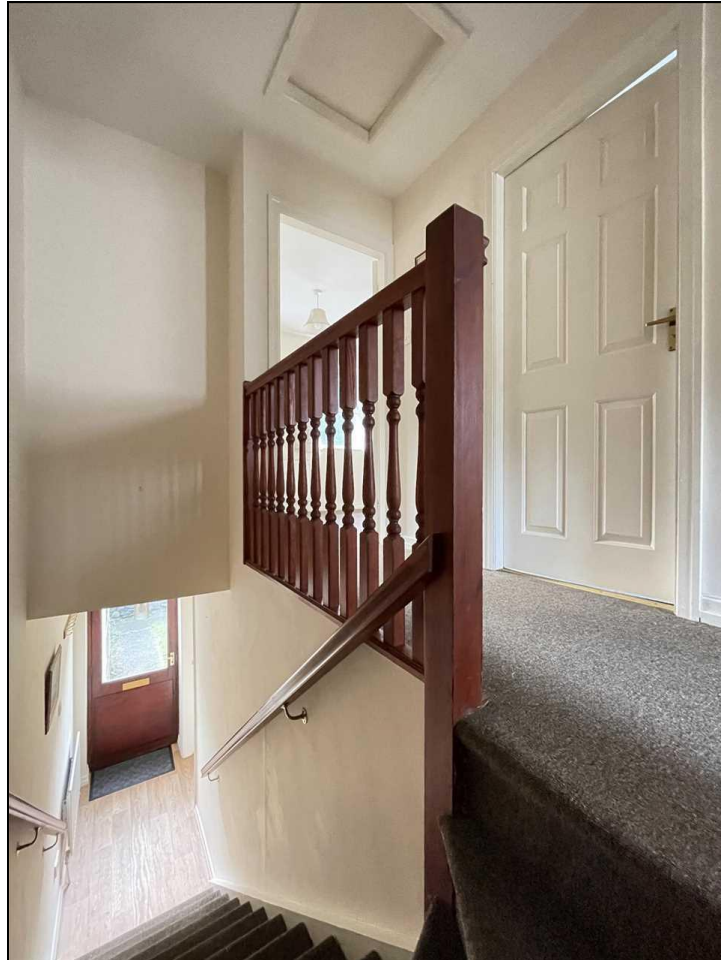
### Rear Hall

Half double glazed timber door to the rear garden (to be upgraded imminently). Stairs to the first floor. Double power point.

## FIRST FLOOR

### Landing

Loft access. Single power point.



**Bedroom 1** 3.96m (13'0) x 3.10m (10'2)

A good size double room with two double glazed uPVC windows overlooking the front courtyard. TV point.



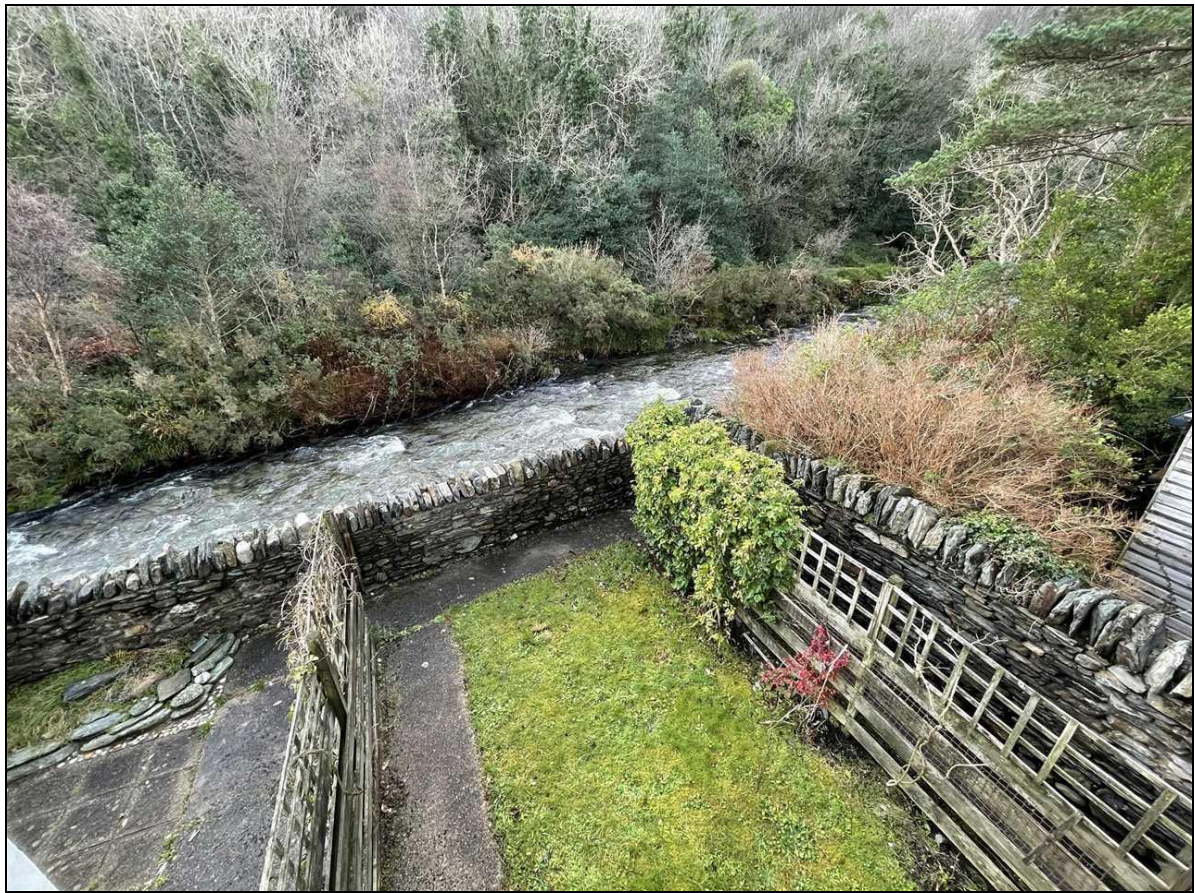


**Bedroom 2** 3.96m (13'0) x 2.44m (8'0) max

A further double room with two uPVC double glazed windows overlooking the garden and river. TV point.



View from Bedroom 2





**Bathroom** 2.44m (8'0) x 1.83m (6'0)

Fully tiled in contrasting shades of grey and fitted with a stylish white suite comprising 'P' shaped bath with a glazed screen and electric shower over, push button flush WC and vanity unit with a top mounted basin, adjacent drawer unit and illuminated mirror above. Chrome ladder style towel warmer. Obscure glazed uPVC window. Recessed LED spotlights. 'Xpelair Premier' extractor. Wood effect floor covering.



## OUTSIDE

### Front

Open plan front garden. Small lawned area. Cold water tap. Pathway to the rear garden. Please note, the immediate neighbours have access along this lane and across the bottom of the garden to their own property.



### Parking

The property benefits from two allocated parking spaces.





## Rear

An enclosed garden which has been laid to lawn and enjoys a pleasant outlook and a southerly aspect. Mature honeysuckle and clematis bushes. Timber fences to side boundaries. Manx stone wall to the rear boundary overlooking the river.

*NB Next door has pedestrian access rights across the bottom of the garden to their own property.*





**Services** All mains services installed. Gas fired central heating & uPVC double glazing.

**Inclusions** Fitted carpets, floor coverings and curtains.

**Tenure** Freehold.

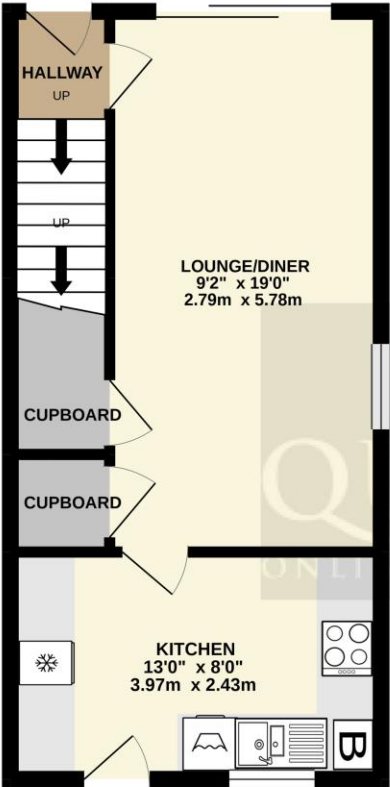
**Rateable Value** For further information please contact the rates department on (01624) 685661.

**Viewings** Strictly by appointment with Quayles Online Estate Agency.

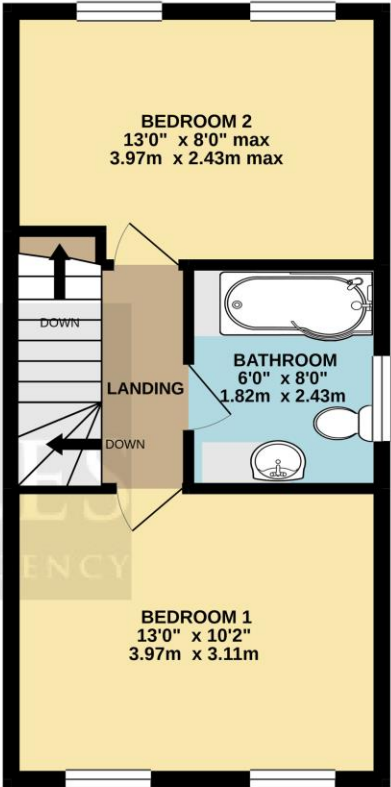
**NOTES:**

FLOOR PLANS

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



8 RIVERS COURT, GLEN ROAD, LAXEY

TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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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.