



**£299,950**

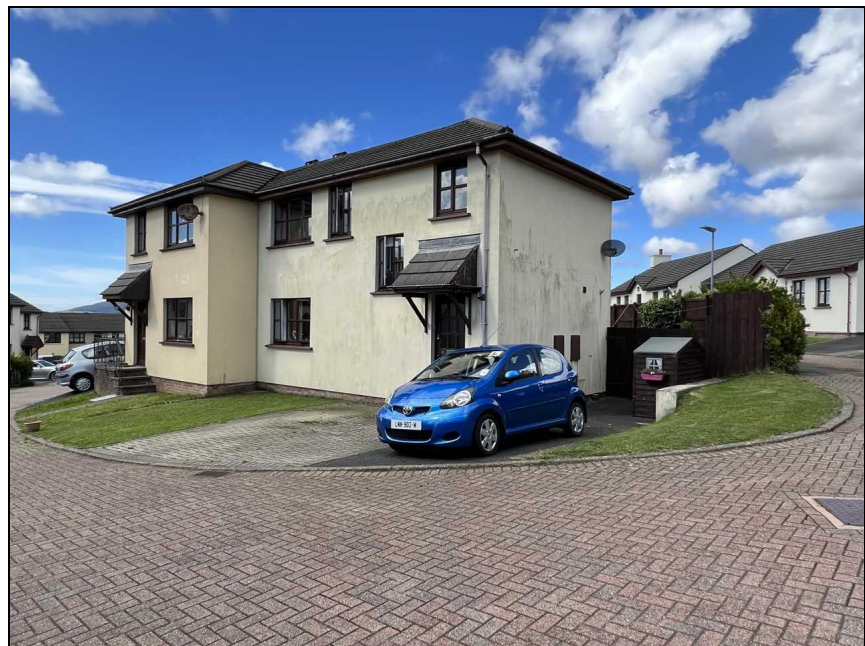
**6 Heather Lane, Abbeyfields, Douglas, IM2 7EF**

Modern Semi Detached House in a Popular Development on the Outskirts of Douglas.  
A Short Walk to Schools, Family Friendly Pub, Shops & Play Area. Easy Access to Town Centre.  
Briefly Comprising Good Size Entrance Area with Storage Cupboard.  
Generous 'L' Shaped Living Room with Study Area, Dining/ Sun Lounge & Kitchen.  
3 Good Size Bedrooms (2 Doubles, both with Built In Wardrobes).  
Fully Tiled Bathroom with Shower Facility Over the Bath.  
Gas Fired Central Heating with uPVC Double Glazed Windows & Patio Doors.  
Open Plan Frontage with Lawns to Either Side & Parking for 2-3 Cars.  
Well Fenced, Enclosed Rear Garden with Decked Patio, Easy Care Beds & Lawned Area.

**\* IDEAL FIRST PURCHASE OR INVESTMENT PROPERTY \***

## DIRECTIONS

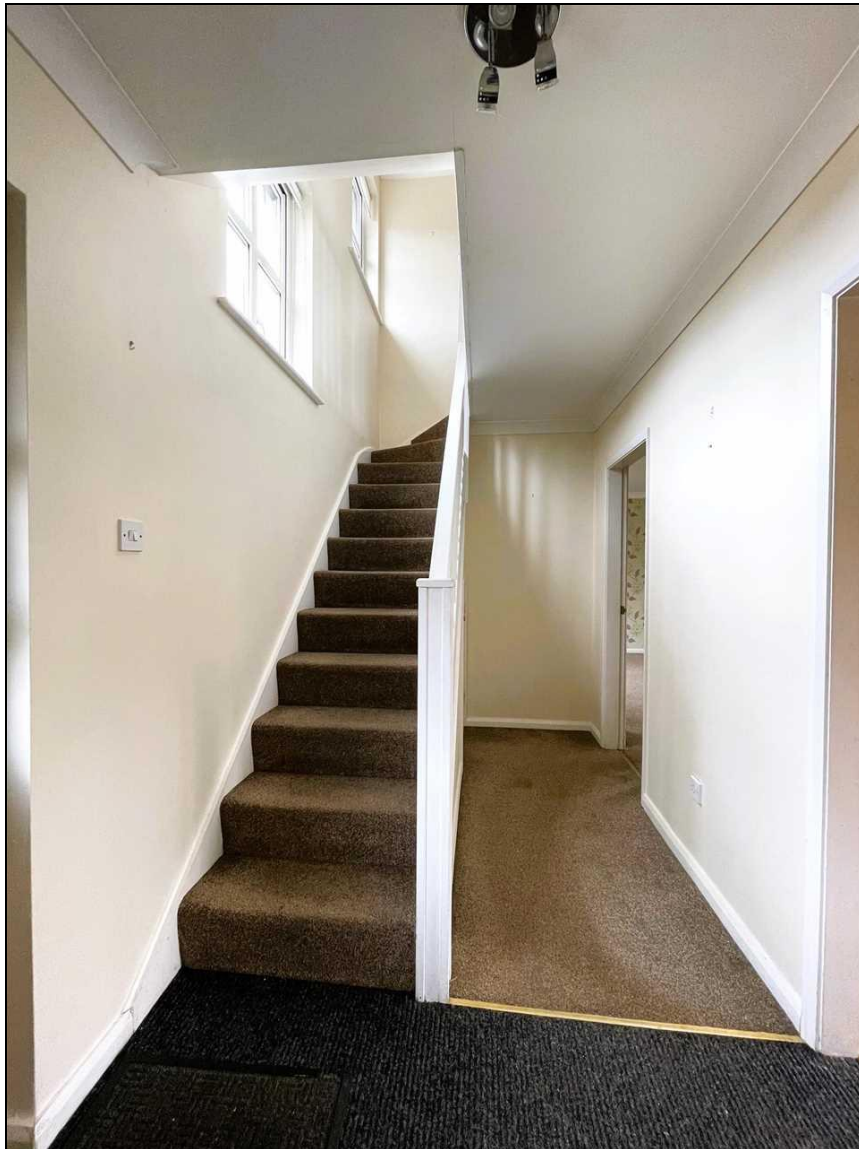
From St Ninians traffic lights, with the High School on the left, continue straight ahead onto Ballanard Road. At the mini roundabout take the third exit up on to Johnny Wattersons Lane. Continue up past the 'Cat With No Tail' family pub and take a right turn into Abbeyfields along Campion Way. Follow the road along past the first two cul de sacs and bear left at the junction on to Heather Lane, turn left into Heather Lane and continue a short distance where the property will be found on the left hand side, occupying a corner plot.



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## GROUND FLOOR

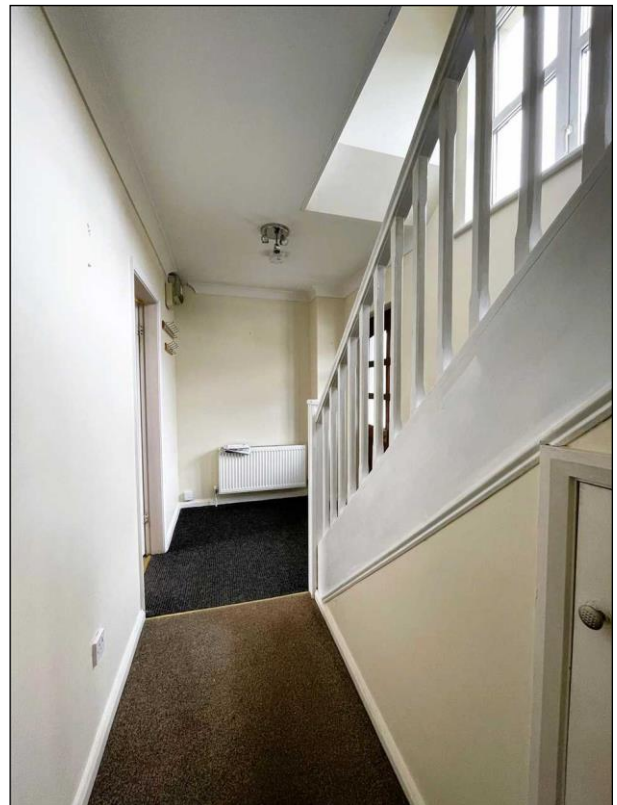
Canopied porch and a part obscure glazed wooden door into the entrance hall.





## Entrance Hall

A bright and spacious area with stairs leading off to the first floor. Fitted matting to the initial area with wall mounted coat hooks and space for a shoe rack or similar. Consumer unit. Coved ceiling with spotlight fitting. Smoke detector. Understairs storage. Doors to the lounge and kitchen. A uPVC window halfway up the stairs provides an excellent amount of natural light.



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**Kitchen** 2.74m (9'0") x 2.67m (8'9")

Fitted with a good range of 'cherrywood' effect wall, base and drawer units together with laminate work surfaces incorporating a 1 1/4 bowl stainless steel sink with a lever mixer tap. Contrasting background tiling. Concealed 'Glow Worm' gas fired combi boiler. Built in electric oven with an inset ceramic hob and filter hood above. Space for a fridge freezer. Plumbed for a washing machine. A uPVC window looks out over the rear deck. Coved ceiling with a spotlight fitting. Wood effect, laminate floor covering.



**Living Room** 4.85m (15'11") max x 4.67m (15'4") max

A naturally bright and spacious, 'L' shaped room with a uPVC window to the front. Featuring a modern fireplace with an oak surround and an inset electric fire. Space for a desk or display unit. TV and satellite points. Coved ceiling with pendant light fittings. Clear opening to the dining room.

*Please note, the measurements given are taken at the longest and widest points in the room. Please see floor plan for approximate proportions.*



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## Living Room continued



**Dining Room** 3.48m (11'5") x 2.31m (7'7")

A superb addition to the property. Currently utilised as a formal dining room but equally suitable for use as an informal sun lounge or playroom. Ample space for a dining table and chairs. Additional wall mounted heater. A large uPVC window looks out across the garden. Stripped and stained wooden flooring. Glazed uPVC doors lead out to the decked seating area.



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## FIRST FLOOR

### Landing

A naturally bright area with a further uPVC window to the gable wall. Space for a small unit. Loft access. Coved ceiling with spotlight fitting. Smoke detector.



**Bedroom 3** 2.82m (9'3") x 1.85m (6'1")

A single room with a uPVC window to the front. Coved ceiling with pendant light. Wood effect, laminate floor covering.



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**Bedroom 1** 3.99m (13'1") x 2.69m (8'10")

A generous double room with distant hill views between the neighbouring properties via a uPVC window. Recessed double wardrobe with sliding doors. Space for a 'King Size' bed if required. Coved ceiling with pendant light.

*NB measurement given excludes the wardrobe.*





## Bedroom 1 outlook



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**Bedroom 2** 3.00m (9'10") x 2.69m (8'10")

A large single/ small double room with a uPVC window to the rear elevation. Recessed double wardrobe with a hanging rail and shelf. Coved ceiling with a pendant light.

*NB measurement given excludes the wardrobe.*



**Bathroom** 1.96m (6'5") x 1.65m (5'5")

Fitted with a modern white suite of WC with a concealed cistern, wall mounted basin and a panelled bath with a mixer shower over and glazed screen. Tiled to two walls with a contrasting tiled floor. Recessed vanity unit with a mirrored door. Chrome ladder style towel warmer. Recessed downlights and combined light/ extractor. Deep set, obscure glazed uPVC window.



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## OUTSIDE

### Front Garden & Parking Area

The open plan frontage has lawns to either side of the original tarmac drive which could provide parking for up to two vehicles. In addition, a further block paved area provides comfortable parking for one vehicle. Steps up to the main entrance. Gated access to the rear garden.



### Rear Garden

Having a decked seating area with a raised bed beside which has been finished with pebbles for ease of maintenance. Well fenced boundaries. Lawned area with borders planted with mature roses and a miniature tree. External lighting. Cold water point.



### Decked Seating Area



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Deck pic 2



Rear Canopy





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

**Inclusions** Fitted carpets and floor coverings.

**Tenure** Freehold

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

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

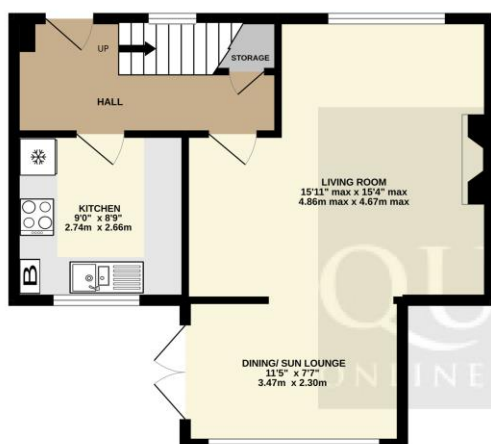
#### NOTES



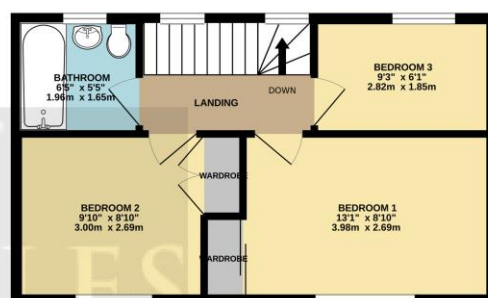
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## FLOOR PLANS

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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