



£320,000

26 Ballabrooie Way, Douglas, IM1 4EN

A Spacious 1930's End of Terrace House in a Popular & Highly Convenient Location. Close to Schools, Shops, NSC & all Amenities. On the Main Bus Route to Douglas Centre. Well Presented Accommodation which has been Well Maintained by the Current Owners. Porch & Entrance Hall with Understairs Storage. Generous Lounge with Large Bay Window. Semi Open Plan Dining Room & Kitchen with Hi Gloss Units, Adjacent Utility & Separate WC. 3 Good Size Bedrooms (2 Doubles) and Family Bathroom with a 4 Piece Suite. 'Slingsby' Ladder to a Fully Decorated Hobbies Room - Great Potential for Full Conversion STPP. Gas Fired Central Heating & uPVC Double Glazing to Doors & Windows. Planning Permission Granted for Extension to Rear of the Property & Off Road Parking. Secure Lawned Garden to the Front, Side & Rear with Gated Access to the Service Lane. A Large Timber Shed in the Rear Garden Provides an Excellent Storage Facility.



*** EARLY VIEWINGS STRONGLY RECOMMENDED ***

DIRECTIONS

Travelling from Douglas along Peel Road towards The Quarterbridge, turn right up Quarterbridge Road and first right onto Devonshire Road bearing right into Ballabrooie Drive. Continue along a short distance then turn left up Ballabrooie Way. The property will be found just after the brow of the hill, the last of the first terrace of houses on the left hand side, being clearly identified by our For Sale board.



OVER VIEW

The property is offered in good decorative order with excellent storage facilities and further potential to increase the living space if required. We understand the property was re-wired, re-plumbed, re-roofed and the exterior re-dashed approx 2015, prior to the current owners purchasing. Planning permission has since been approved for an extension to the rear. Details available on request.

This particular style of property lends itself to the creation of a fourth room in the attic with ample space to continue the staircase whilst retaining a double size room. This would need to be carried out to current building/ fire regs in order to be classified as a bedroom.



ACCOMMODATION

GROUND FLOOR

Porch

Having a part glazed uPVC entrance door and a glazed panel which provides additional natural light. Cupboard housing the electric meter and consumer unit. Modern ceiling light. Coat hooks. Original 'Terrazzo' flooring. Part glazed inner door to the entrance hall.



Entrance Hall

A spacious area with a turning staircase leading to the first floor and having a useful storage cupboard beneath. Original cornice and picture rail. Modern ceiling light and smoke detector.



Lounge 3.89m (12'9") max x 5.08m (16'8") into bay window

A naturally bright and spacious room flooded with light courtesy of a large uPVC bay window. Feature fireplace with an inset electric fire. Coved ceiling and picture rail. Modern chandelier style light fitting. Floating shelf. TV and satellite points.



Dining Room 3.89m (12'9") max x 3.56m (11'8") max

A further generously proportioned room with a large uPVC window overlooking the rear garden. Featuring a glass fronted 'Heta' wood burning stove, with a floating mantle above, fitted and certified by 'The Snug'. Carbon monoxide monitor. Cornice and picture rail. This room has no radiator but in order to retain the option, pipework has been retained under the floorboards. A pair of bi fold doors leads into the kitchen.



Kitchen 3.40m (11'2") x 2.11m (6'11")

Fitted with a good range of white 'hi-gloss' wall, base and drawer units together with laminate work surfaces incorporating a 1 1/4 bowl stainless steel sink and lever mixer tap. Stylish glass splashbacks and counter lighting. Built in 'AEG' double electric oven with an inset 'Hisense' ceramic hob, 'AEG' extractor and stainless steel splashback. Integrated fridge and dishwasher. Pull out corner racking. Cupboard housing the 'Homewarm' gas fired combi boiler. Recessed LED downlights. Inset plinth lighting and easy care vinyl floor covering. Carbon monoxide monitor. A wooden door with a double glazed panel leads into the utility room.



Kitchen pic 2



Utility Room 3.96m (13'0") x 1.73m (5'8")

Fitted with wall, base and drawer units to match the kitchen together with laminate work surfaces with an inset stainless steel sink with a lever mixer tap. Space for a full height fridge and freezer. A glazed uPVC door leads out to the rear garden and patio. Recessed LED downlights. Double glazed uPVC window providing natural light and ventilation. Vinyl floor covering. Door to the cloakroom WC.



[Cloakroom WC/ Laundry](#) 1.70m (5'7") x 1.65m (5'5")

Fitted with a white suite comprising push button flush WC and wall mounted wash hand basin with a mirror fronted vanity unit above. Space and plumbing for a stacking washing machine and tumble dryer. Chrome ladder style towel warmer. Part obscure glazed uPVC window. Ceiling light and wall mounted heater.



FIRST FLOOR

Landing

Dual power point. Cornice and modern light fitting. A wooden 'Slingsby' style ladder pulls down and gives access to a good size hobbies room.



Bathroom max 2.59m (8'6") x 2.46m (8'1")

Tiled to mid height and incorporating a shelf and toiletry niches around a white double ended bath with a hand held spray and mixer taps. A glazed corner cubicle houses a fully plumbed 'Grohe' shower with 'aqua boarding' to two walls. Vanity unit with a top mounted basin and Mirror fronted vanity unit above. Push button flush WC. Shaving mirror. Two chrome ladder style towel warmers. Dual obscure glazed uPVC windows. Recessed LED downlights. Wall mounted electric heater. Wood effect floor covering. Three high level, obscure glazed panels provide natural light to the landing.



Additional Bathroom pics



Bedroom 2 3.33m (10'11") x 3.10m (10'2")

A good size double room with a large uPVC window to the rear, looking out over the garden. Picture rail. Ample space for free standing furniture.



Bedroom 3 3.07m (10'1") max x 2.46m (8'1") max

A generous 'L' shaped single room which enjoys distant views via a double glazed window. Picture rail.

Outlook from Bedroom 3



Bedroom 1 5.08m (16'8") to bay x 3.89m (12'9") inc wardrobes

A superb double room with space for a 'Super King' size bed if required. Fitted wardrobes to the alcoves. A large uPVC bay window floods the room with natural light and offers distant hill views between the properties opposite.



[Attic/ Hobbies Room](#) approx 4.98m (16'4") x 3.91m (12'10")

A spacious room which has a uPVC dormer window to the front, providing pleasant distant views. Extensive eaves storage areas with lighting. Great potential to add a staircase from the landing and create a fourth bedroom subject to obtaining the usual permissions.

OUTSIDE

Front & Side Gardens

Walled to the front and sides with a pedestrian gate. Laid to lawn with planning permission granted for the creation of two off road parking spaces. The lawn continues along the side of the property to the rear garden.



Rear Garden

Well fenced for shelter, security and privacy. Laid to lawn with a paved patio and raised bed. A large wooden shed provides excellent storage space. Cold water point. Gated access to the rear service lane.



Rear Garden pic 3



Services All mains services are installed. Gas central heating.

Inclusions Fitted carpets, floor coverings, light fittings and window dressings.

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

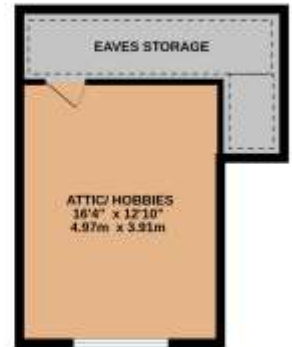
GROUND FLOOR
635 sq ft. (58.8 sq.m.) approx.



1ST FLOOR
534 sq ft. (49.0 sq.m.) approx.



2ND FLOOR
290 sq ft. (27.0 sq.m.) approx.



QUARTLES
ONLINE ESTATE AGENCY

TOTAL FLOOR AREA: 1466 sq.ft. (136.2 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 listed 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.



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