



## 24a Berrywoods Grove, Douglas

Asking Price £159,950



**Attention First Time Buyers / Investors**

**Well Presented Purpose Built 1<sup>st</sup> Floor Apartment  
Situated In a Convenient and Popular Residential Location**

**Close to Schools, Shops and Amenities**

**Large Lounge with Views Over the Green**

**Fully Fitted Kitchen**

**2 Bedroom**

**Family Bathroom**

**u-PVC Double Glazing**

**Gas Central Heating System**

**Plenty of Parking**

**“No Onward Chain”**

**“Viewing’s Highly Recommended”**

**Directions:** Travelling out of Douglas from Villa Marina, proceed up Broadway and onto Ballaquayle Road then straight through the traffic lights onto Ballanard Road, turn right at mini roundabout and head up Johnny Wattersons Lane, turn right at the Cat With No Tail public house on to Hailwood avenue then take the second right on to Lakeside Road, continue past the school car park and playground. taking the next turning on the Left on to Berry Woods Grove, follow the road and turn left into the car park which is behind the apartment block.

Inclusions: TBC

Rateable Value : £TBC

Rates Payable: £TBC including water)



TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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