



## Quietways, 14 Third Avenue Douglas

Asking Price £399,950



**Elegant Detached House on Large Garden Plot  
Situated in a Highly Sought Desirable Location**

**Well Presented Throughout  
Front Porch, Large Hallway, WC  
25ft Lounge Diner**

**Large Fitted Breakfast Kitchen  
3 Good Sized Bedrooms**

**Modern Family Bathroom  
Stunning Private Rear Garden**

**Large Front Garden with Driveway Providing Private Off Road Parking**

**Mostly Double Glazed, Oil Fired Central Heating  
'Viewings Highly Recommended'**

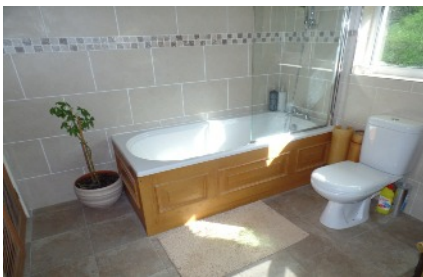
***(Planning Permission Has Been Granted for a Substantial Extension - Full  
Detailed Plans Can Be Found on our Website)***

**Directions:** Travelling out of Douglas along the Promenade, Turn left at Villa marina up Broadway then first right onto Victoria Road. Continue to the top of Victoria Road turning left onto Glencutchery Road then 2nd Right into Third Avenue where the Property can be found nearing the top of the Road on the Right clearly identified by our For Sale Board.

**Inclusions:** All Flooring Blinds and Light Fittings

**Services:** All Mains Services Connected

**Rateable Value:** £     **Rates payable:** £



1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.4 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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