

**53 Port E Chee Avenue  
Douglas  
Asking Price £319,950**



**Extremely Well Presented and Fully Modernised Detached Bungalow  
Situated in a Popular Convenient Residential Location  
Large Lounge (Cinema Room)  
Well Appointed Modern Fitted Kitchen  
Sun Lounge  
Substantially Large Master Bedroom with Modern Ensuite  
Further Double Bedroom with Bay Window  
Beautiful Modern Family Bathroom  
South Facing Rear Garden with Deck and Large Garden Shed  
Single Garage (Divided in to Utility Room / Garage Storage and Driveway  
Front Walled / Lawned Garden  
Gas Fired Central Heating  
UPVC Double Glazed Throughout**

**“Viewing’s Highly Recommended”**

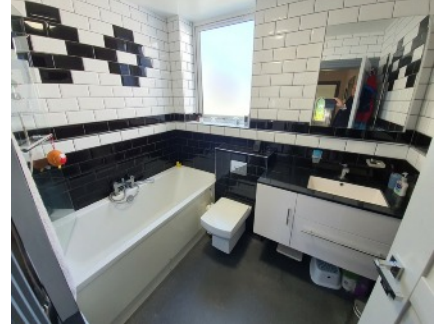
*Directions: Travelling along Governors Road from Onchan to Douglas continue straight on at the traffic lights onto Bray Hill, continue down and take the 4th right onto Port e Chee Avenue where the property can be found a short way up on the left hand side clearly identified by our for sale board.*

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract.. Floorplans are only for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

Rateable Value: £124

Rates Payable: £ 1115.38 (Inc. Water Rates)

Inclusions: TBA



GROUND FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

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