



**27 Ballaterson Fields
Ballaugh**

£465,000



Immaculately Presented, Detached Bungalow In Sought After Location. Quiet Cul-de-sac Close to Local Amenities and Less Than 10 Minutes From Ramsey.

Accommodation Comprises:

Spacious Lounge with Multi Fuel Stove, Modern Kitchen Diner, Opening into the Sunroom with Access into Rear Garden. Family Bathroom, Two Double Bedrooms, Master Bedroom with Ensuite, Large Utility Room with Access to Outside and Garage. Integral Double Garage and Parking for 4 Vehicles Enclosed, South Facing Rear Garden and Front Garden with Mature Hedging.

**UPVC Double Glazing
Oil Fired Central Heating**

‘Viewing Highly Recommended’

Directions: on entering Ballaugh Village from the north turn right before the bridge into Station Road. Continue to the church and turn right and right again into Ballaterson Fields. Take the second left turn and the property is situated on the right.

Rates Payable: £TBC (Inc. Water Rates)

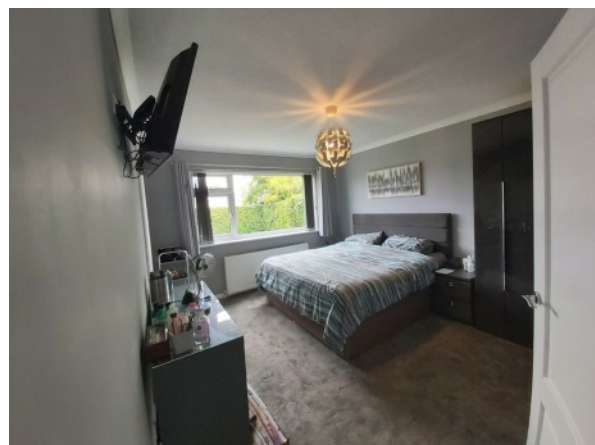
Tenure: Freehold

Services: Mains Water, gas and Electric Services Connected



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

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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