



**40 Greenlands Ave  
Ramsey**

**£325,000**



**Delightful Semi-detached Property Situated on a Large Corner Plot,  
Parking and Detached Garage. Walking Distance to Schools and Ramsey  
Town Centre.**

**Accommodation Comprises:-**

**Hall, Lounge with Log Burner Open into Dining Room, French Doors to  
Rear Gargen, Fitted Kitchen,  
3 Bedrooms, Family Bathroom,  
Gas Fired Central Heating, uPVC Double Glazed.**

**Large Garden with Lawn and Patio.**

**Parking for Three Cars, Detached Garage.**

**Possibility to Extend Subject to Relevant Planning Permission.**

**‘Ideal Property for a Young Family’**

**Directions:** proceed from Parliament Square along Lezayre Road and turn right into Gardeners Lane, just after the entrance to Milntown on the left. Take second right turn into Greenland Ave and follow road round until it bends to the right. Property will be found on the right clearly identifiable by our 'For Sale' Board.

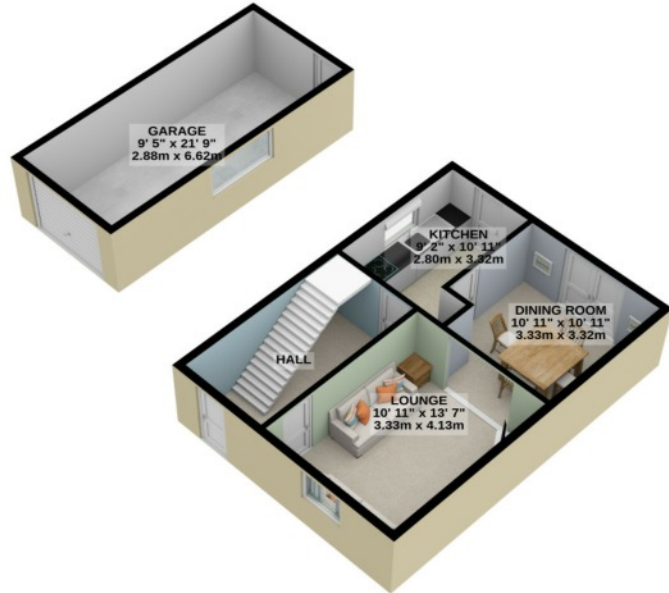
**Rateable Value:** £

**Rates Payable:** £(Inc. Water Rates)

**Tenure:** Freehold



**GROUND FLOOR**  
641 sq.ft. (59.6 sq.m.) approx.



**1ST FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA :** 1081 sq.ft. (100.4 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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