



**42 Cronk y Berry Avenue
Douglas**

Asking Price £239,950



Beautifully Presented Modern Semi Detached House

Situated in a Popular Residential Location

Close to Local Schools, Shops and Amenities

Accommodation Comprises

Good Sized Lounge

Lovely Fully Fitted Kitchen/Diner with Patio Doors Leading out to Garden

2 Bedrooms

Family Bathroom

Front Garden Mainly Laid to Lawn with Low Maintenance Enclosed Rear Garden

Allocated Off Road Parking

Gas Fired Central Heating

Efficient u-PVC Double Glazed Throughout

“Viewing’s Highly Recommended “

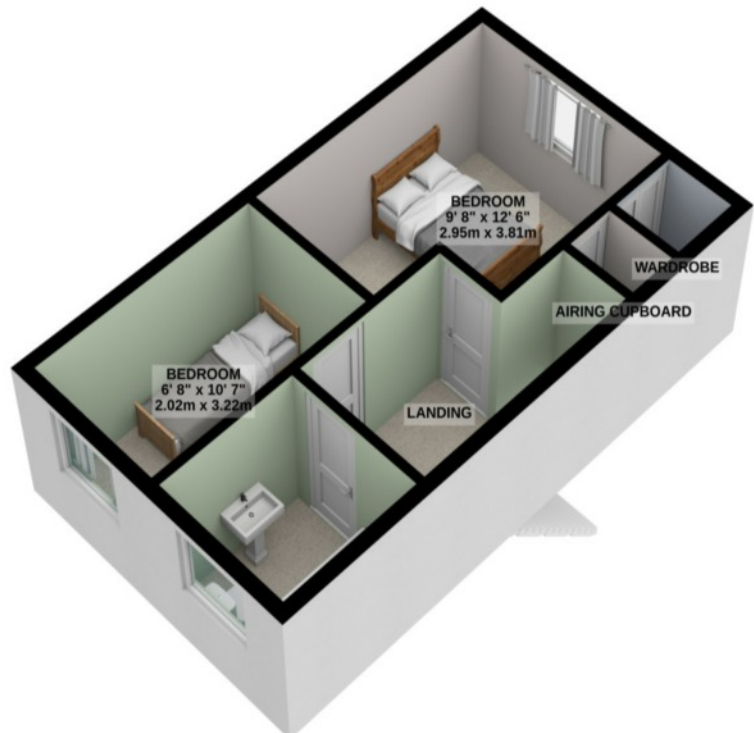
Directions: Travelling out of Douglas from Villa Marina, proceed up Broadway and onto Ballaquayle Road then straight through the traffic lights onto Ballanard Road, turn right at mini roundabout and head along Johnny Wattersons Lane taking the 4th right onto Cronk y Berry and then take the 3rd left onto Cronk y Berry Drive, continue along and take the 2nd left onto Cronk y Berry Avenue, carry on up keeping left then continue to the end of the road where the property can be found at the top on the right hand side.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



Inclusions: TBC
Rateable value £TBC

Services: All Mains
Rates payable £TBC