



## 18 Hampton Grove, Farmhill, Douglas

Asking Price £295,000



**Spacious Semi Detached True Bungalow**  
**Situated in a Popular Residential Location**  
**Close to Local Schools, Shops and Amenities**  
**Spacious Lounge Diner**  
**Beautiful Modern Newly Fitted Kitchen Leading to Utility Room**  
**2 Double Bedrooms**  
**Shower Room with Multi Jet Shower**  
**Fabulous Sized Garden with Large Raised Decked Area**  
**Gas Fired Central Heating**  
**Double Glazed Throughout**  
**Driveway Providing Parking for 2 / 3 Cars**  
**Viewings Highly Recommended**

**Directions:** Travelling From West from Douglas on the Peel Road Continue straight on at the Jubilee Oak turning Left at Braddan Church on to Saddle Road then Right on to Vicarage Road. Proceed along Vicarage Road Turning Left at 2<sup>nd</sup> Roundabout on to Stevenson Way Then First Right in to Hampton Grove Where Then Right Again where number 18 Can be Found at the End of the Cul De Sac Clearly Identified by our For Sale Board

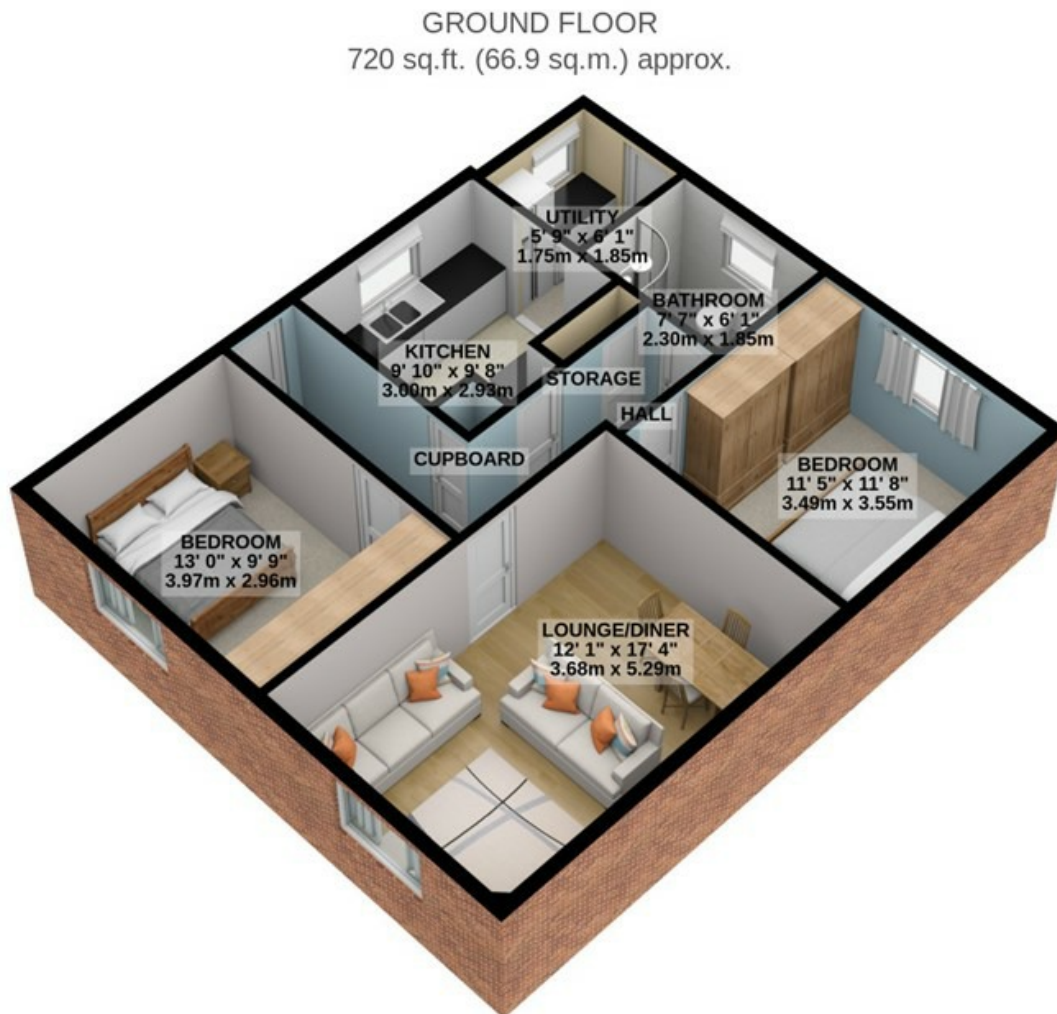
**Services :**

All main services are installed.

Gas fired central heating

**Rateable value : £TBA    Rates Payable : £TBA    (Including water rates)**

**Tenure: FREEHOLD (Vacant Possession on Completion).**



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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