



## 5 Ashbourne Grove, Saddlestone

£369,950



**Spacious Modern Semi Detached House  
Situated In a Desirable Residential Area on the Outskirts of Douglas, Close  
To Local Schools, Shops & Amenities**

**Accommodation Comprises:-  
Large Lounge/Diner  
Modern Kitchen with Separate utility and Downstairs WC  
3 Bedrooms (2 Doubles and 1 Single)  
Private Rear Garden  
Sun Room (New Tiled Roof to be fitted)  
U-PVC Double Glazing Throughout  
Gas Fired Central Heating  
Single Garage/Parking For 2 Cars**

**\*\*\*\*\*Viewing Highly Recommended\*\*\*\*\***

**Directions: Travelling from Quaterbridge on the main Douglas to Peel road, continue until you reach the roundabout, and take the second exit onto Vicarage Road. Continue until you reach the roundabout, and take the first left onto Meadow Crescent, then take the third turning on the right onto Ashbourne Avenue. Bear Right on to Ashbourne Grove where the property can be found on the left hand side.**

Tenure : Freehold

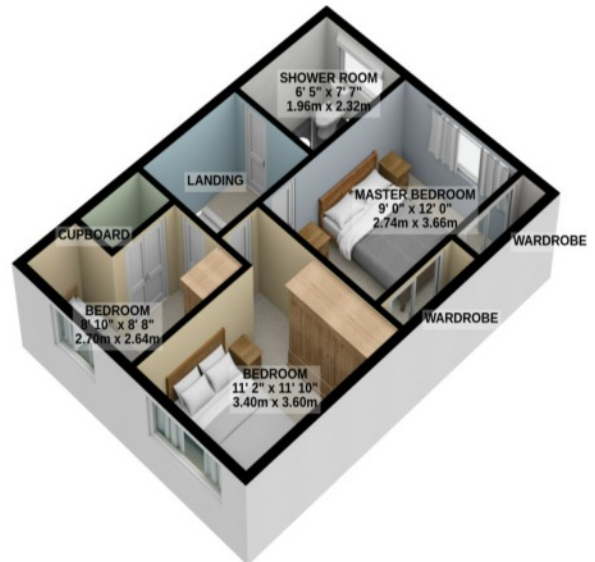
Inclusions: All floor Coverings and light fittings



GROUND FLOOR  
820 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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