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THE WISE MOVE

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**5 Ballacriy Park, Colby**  
**£385,000**



**Spacious Detached True Bungalow On A Generous Corner Plot Situated In A Quiet Cul De Sac Location But Within Walking Distance To Bus Stop, Shop, Local Public House**

Accommodation Comprises Of

Large Entrance Conservatory, Spacious Reception Hall With Opening To Lounge/Dining Room

Fully Fitted Kitchen With AEG Electric Double Oven And Induction Hob  
With Access To Boiler Room

4 Bedrooms All With Fitted Wardrobes, En-Suite Shower Room To Main Bedroom, Modern Family Bathroom

Low Maintenance Paved Front Garden With Vegetable Patch And Various Fruit Trees  
To The Rear Of The Property Is Ample Off Road Parking For Up To 4 Cars, Attached Single Garage, Large Storage Shed With Further Raised Beds

Oil Fired Central Heating, uPVC Double Glazing Throughout

**NO ONWARD CHAIN**

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract.. Floorplans are only for illustrative purposes, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.



**Directions:** Travelling out of Port Erin on The Ballafesson Road, continue straight ahead through The Level on the A7, turning left just before the Spa shop & The Colby Public House into Ballacriy Park, follow the road around to the right and no 5 can be found situated on the right hand side clearly identified by our For Sale Board  
 Rateable Value £TBA Rates Payable £TBA 2022/23 (including water)



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

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