

57 Cooil Drive, Douglas

Asking Price £325,000



**Deceptively Spacious and Beautifully Presented Modern Semi Detached House
Situated in a Much Sought Residential Location Convenient to Central Douglas
The Property Comprises:**

**Large light and Airy Lounge
Lovely Modern Breakfast Kitchen
Separate Dining Room
3 Good Sized Bedrooms,
Modern Family Bathroom
Single Integral Garage and Driveway Parking for up to 3/4 Cars
Lovely Terrace Rear Garden
u-PVC Double Glazed Throughout
Efficient Gas Fired Central Heating**

*******VIEWING'S HIGHLY RECOMMENDED*******

Directions: Travelling out of Douglas along the Peel Road turn left at Quarterbridge on to New Castletown Road and Continue to Roundabout turning right on to Cooil Road. Take 3rd right in to Cooil Drive following the road around to the left where no 57 can be located on the left clearly identified by our For Sale board.

Inclusions: All Flooring and Light Fittings

Rateable Value: £144.00

Rates Payable: £1377.07

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 only, decorative finishes, fixtures, fittings and furnishings do not represent the current state



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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