

**70 Royal Park
£450,000**



**A Well Presented 4 Bedroom Modern Detached Family Home,
Situated on the Sought after Estate of Royal Park,
Walking Distance to Mooragh Park & Ramsey Town Centre**

Accommodation Comprises:

Entrance Hall With Laminate Flooring, Understairs Storage And Cloakroom
Spacious And Bright Lounge
Open Plan Modern Kitchen/Diner Family Room with 3 Bi-Fold Doors Leading To The En-
closed Rear Garden
And Fitted With Integrated Fridge/Freezer, Dishwasher, Electric Oven, With Microwave
Above,
Electric Hob And Extractor, Laminated Flooring
Separate Utility Room With A Large Walk In Storage Cupboard
Four Double Bedrooms (Master En-Suite)
Fitted Wardrobes in all Rooms
Modern 3 Piece Family Bathroom, Ceramic Tiled Floor
Integral Garage and Off Road Parking for Three Vehicles,
Gas Fired Central Heating, uPVC Double Glazed Throughout

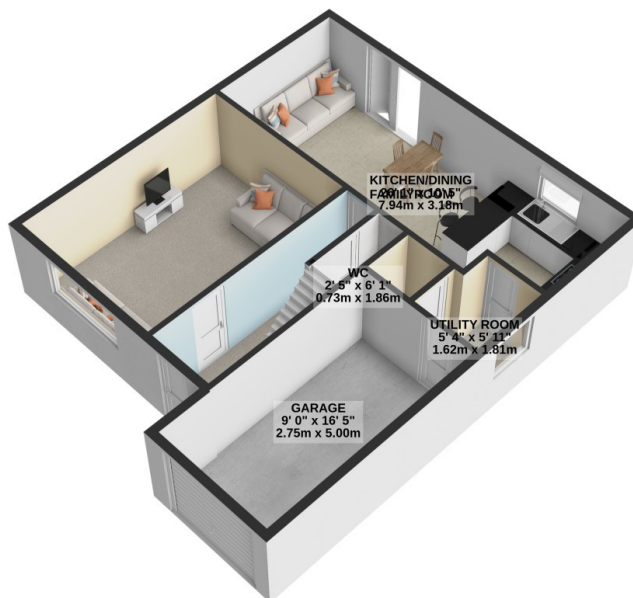
No Onward Chain

Directions : Travelling along the promenade past Mooragh Park, follow the road around to the left and up the small hill, the entrance to Royal Park can be found on the left hand side, take the first turning on the right and then next left, the property can be found on the left hand side easily identified by our 'for sale' board.

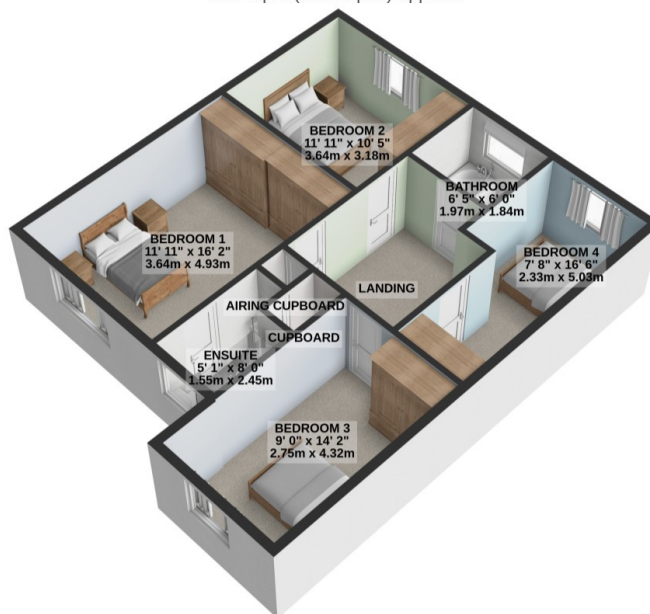
Tenure: Freehold **Services:** Mains Drainage



GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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