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22 Croit Ny Glionney, Colby, IM9 4PP
Asking Price £299,950

Well presented throughout, this end terraced house is situated on a most sought after development, within the catchment area of Arbory School. The accommodation comprises well proportioned lounge, cloakroom, generous dining kitchen, 3 bedrooms and bathroom. Outside to the rear is a beautifully landscaped south facing garden with patio area and to the front is an open plan lawned area together with parking spaces for 2 cars.





LOCATION

Travelling on the A7 through Colby towards Castletown, turn left at the Colby 'Clock' and proceed up the Glen Road. Turn first right into Croit Ny Glionney development and travel straight ahead. Number 22 can be found on the right hand side.

ENTRANCE HALLWAY

Understairs store. Staircase to first floor.

CLOAKROOM

W.C, wash hand basin, tiled splashback, Xpelair.

DINING KITCHEN

14' 10" x 12' 0" (4.53m x 3.65m)

Modern well fitted cream wall and base units with contrasting wood effect worktops, incorporating gas hob, stainless steel cooker hood, washing machine/dryer, space for fridge/freezer, 1 1/2 bowl stainless steel sink unit, electric oven, dishwasher, table and 4 chairs, tiled splashbacks and downlighters. Gas central heating boiler. Sliding wooden door leading to hallway.

LOUNGE

16' 4" x 12' 0" (4.97m x 3.65m)

Bright well proportioned room, wood laminate flooring throughout. French doors leading to garden.

FIRST FLOOR

LANDING

Built-in airing cupboard. Loft access (part boarded with ladder).

BEDROOM 1

13' 11" x 8' 10" (4.25m x 2.68m)

Front aspect.

BEDROOM 2

9' 3" x 13' 0" (2.82m x 3.95m)

Rear aspect with views over the pretty garden.

BEDROOM 3

8' 10" x 7' 3" (2.70m x 2.20m)

Front aspect.

BATHROOM

White suite comprising panelled bath with shower over, w.c., wash hand basin, chrome ladder style towel rail, mirror, downlighters, part tiled walls, Xpelair.

OUTSIDE

Beautifully landscaped south facing rear garden, gravelled patio area, newly turfed lawn, well stocked border, rear access gate to the back lane, large wooden shed (with light and power). To the front is an open plan lawned garden together with 2 parking spaces. Outside lights, tap and electric socket.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. To include carpets, curtains and light fittings.

POSSESSION

Freehold. Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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