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49 Fuchsia Grove, Ballasalla, IM9 2DT  
**Asking Price £325,000**

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Detached true bungalow on the popular Silverburn development. The well-proportioned accommodation comprises lounge, dining room, kitchen, conservatory overlooking the rear garden, 3 bedrooms and bathroom. Outside is a private enclosed rear garden, garage and block paved driveway to front. Would benefit from modernisation. No onward chain.



## **LOCATION**

Travelling from the airport into Ballasalla, pass over the level crossing and take the left hand turning into Silverburn Drive. Take the first left turn into Silverburn Crescent, then first right into Fuchsia Grove. Number 49 can be found on the left hand side.

## **ENTRANCE PORCH**

Door to:

## **LOUNGE**

18' 10" x 14' 2" (5.74m x 4.33m)

Good sized bright and airy room. Large front window. Open fireplace with tiled hearth. Door to:

## **DINING ROOM**

10' 0" x 8' 10" (3.04m x 2.68m)

Door to conservatory. Opening to:

## **KITCHEN**

10' 3" x 9' 8" (3.12m x 2.95m)

Range of wall and base units with contrasting worktops. Gas cooker with extractor, stainless steel sink unit. Oil central heating boiler. Door to conservatory.

## **CONSERVATORY**

17' 3" x 9' 6" (5.26m x 2.89m)

Pleasant views overlooking rear garden. Plumbing for washing machine, worktop and base unit. Door leading to outside.

## **BATHROOM**

Suite comprising panelled bath with shower over, hand wash basin, bidet, w.c.. built-in cupboard.

## **INNER HALL**

Cupboard, loft access.

## **BEDROOM 3**

11' 8" x 8' 6" (3.55m x 2.58m)

Front aspect. Double room with built-in mirrored wardrobes.

## **BEDROOM 1**

14' 0" x 10' 0" (4.26m x 3.04m)

Front aspect. Large double room with built-in furniture.

## **BEDROOM 2**

13' 2" x 10' 2" (4.02m x 3.11m)

Rear aspect. Double room with built-in cupboards and shelving.

## **OUTSIDE**

To the rear is a private enclosed garden, with mature shrubs, lawn, patio area and green house. The front garden is laid to lawn with mature palm trees, a block paved drive providing off-road parking and a single garage.

## **SERVICES**

Mains water, drainage, and electricity. Oil central heating. PVC double glazing.

## **POSSESSION**

Freehold. Vacant possession on completion. No onward chain. 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. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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