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18 Richmond Grove, Ramsey, IM8 3PD  
**Asking Price £365,000**

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Traditional dormer bungalow. Situated in a highly sought after cul-de-sac location within easy reach of Ramsey town centre, schools, beach and Mooragh Park. Nestled in an extensive and well established corner plot position. Spacious living room, dinning room and modern kitchen. Three Double bedrooms. Family bathroom and a further shower room. Driveway providing off road parking and access to a detached garage. Impressive wrap around gardens with an abundance of established shrubs, trees and flowers







## LOCATION

From Parliament Square drive north up Bowring Road and turn left onto Jurby Road. Take the third turning on the left onto Richmond Road and Richmond Grove is on the right hand side. Follow the road around the bend and number 18 is the very last property on the right.

## ENTRANCE

uPVC double glazed door with side lights. Wood panelling to walls.

## HALL

Stairs to first floor. Karndean flooring. Radiator.

## LOUNGE 17' 5" x 12' 10" (5.3m x 3.9m) Into Bay

Bay window to front aspect. Two windows to side aspect. Feature fireplace with wooden surround and electric inset fire sitting on hearth. Television point. Pendant ceiling light. 2 radiators.

## DINING ROOM/BEDROOM 4

11' 6" x 11' 10" (3.5m x 3.6m)

Window to front aspect. Karndean flooring. Radiator. Coved ceiling.

## KITCHEN 12' 10" x 11' 2" (3.9m x 3.4m)

Shaker style effect wall, base and drawer units. Wood effect worktops with tiled splashback. Electric oven and hob with extractor fan above. 1 1/2 bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Space for undercounter fridge. Integrated fridge freezer. Karndean floor. Dual aspect with window to side and rear overlooking the garden. Rear door with cat flap. Radiator with cover. Downlights. Coved ceiling.

## BEDROOM 11' 6" x 9' 10" (3.5m x 3m)

Window to rear aspect overlooking garden. Radiator. Spot lights on track.

## BATHROOM 7' 7" x 5' 11" (2.3m x 1.8m)

Modern white suite comprising P shaped bath with screen and overhead shower. Pedestal wash hand basin and WC. Fully tiled walls. uPVC opaque glazed window. Karndean floor. Chrome towel radiator.

## FIRST FLOOR: LANDING

Linen cupboard.

## BEDROOM 11' 10" x 12' 2" (3.6m x 3.7m)

Built-in wardrobes to eaves space. Velux window. Radiator.

## BEDROOM 11' 10" x 12' 2" (3.6m x 3.7m)

Velux window. Access to eaves storage. Radiator.

## SHOWER ROOM

Corner shower cubicle. Vanity wash hand basin and WC with built in cupboards below. Fully tiled walls and floor. uPVC opaque glazed dormer window. Chrome towel radiator.

## OUTSIDE

Driveway with parking for two vehicles. GARAGE: Up and over door. Power and light. Window. Side Utility Area with plumbing for washing machine and space for tumble dryer. Door leading to rear garden. Oil boiler.

FRONT: Mostly laid to lawn. Hedge to side boundary. Garden Shed to side.

REAR GARDEN: Dwarf wall with steps to raised lawned area. Paved patio area. Garden Shed. Oil tank.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

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