



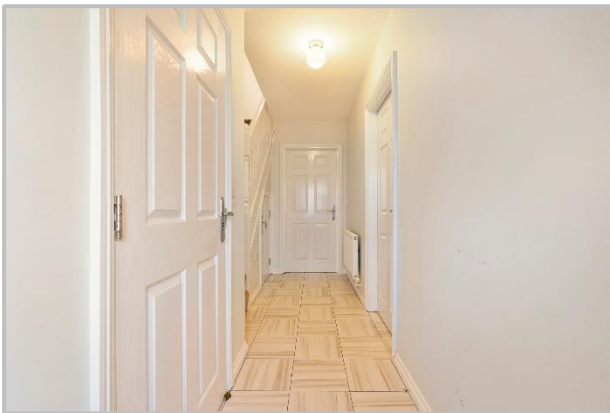
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2 Ballacottier Meadow, Braddan, IM2 2QX
Asking Price £349,950

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This modern end of terrace home offers three bedrooms, comfortable living spaces, and easy access to local amenities and major employers. A welcoming front garden and off-street parking for 1-2 vehicles lead to a UPVC double-glazed entrance door and a practical layout that includes a downstairs WC, a front kitchen/diner and a rear lounge with French doors opening to the garden. On the first floor are three bedrooms (two doubles and a good-size single with built-in storage), plus a family bathroom featuring a panelled bath with shower over. The property also provides loft access for additional storage. Outside, the property benefits from a front lawn and a side footpath leading to the driveway, with a good-sized lawned rear garden enclosed by timber fencing. No onward chain and vacant possession. Enjoy a convenient location within walking distance of the Isle of Man Business Park and nearby amenities such as the Horse and Plough and Riley's Garden Centre, with Ronaldsway Airport just 10–15 minutes away and Douglas Town Centre only a 5-minute drive.



LOCATION

Leave Douglas town centre via Quarterbridge roundabout continue along Peel Road and at Braddan bridge turn left up Saddle Road and then right at the roundabout onto Vicarage Road continue to the top bearing left into the Isle of Man Business Park and then left again after a short distance into Ballacottier Meadows. The property is on the right, clearly identified by our For Sale Board.

ENTRANCE HALL

3' 11" x 15' 1" (1.2m x 4.6m)

KITCHEN

9' 6" x 8' 2" (2.9m x 2.5m)

DINING AREA

9' 6" x 6' 11" (2.9m x 2.1m)

LIVING ROOM

16' 9" x 11' 10" (5.1m x 3.6m)

WC

29' 6" x 6' 7" (09m x 2m)

FIRST FLOOR

BEDROOM

9' 2" x 13' 9" (2.8m x 4.2m)

BEDROOM

7' 3" x 9' 6" (2.2m x 2.9m)

BEDROOM

9' 2" x 13' 1" (2.8m x 4m)

BATHROOM

7' 3" x 6' 7" (2.2m x 2m)

OUTSIDE

Off road parking for several vehicles. Small garden to front. Rear garden with wooden fence boundary. Mainly laid to lawn with paved patio area.

SERVICES

Mains water, electricity and drainage.

VIEWING

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

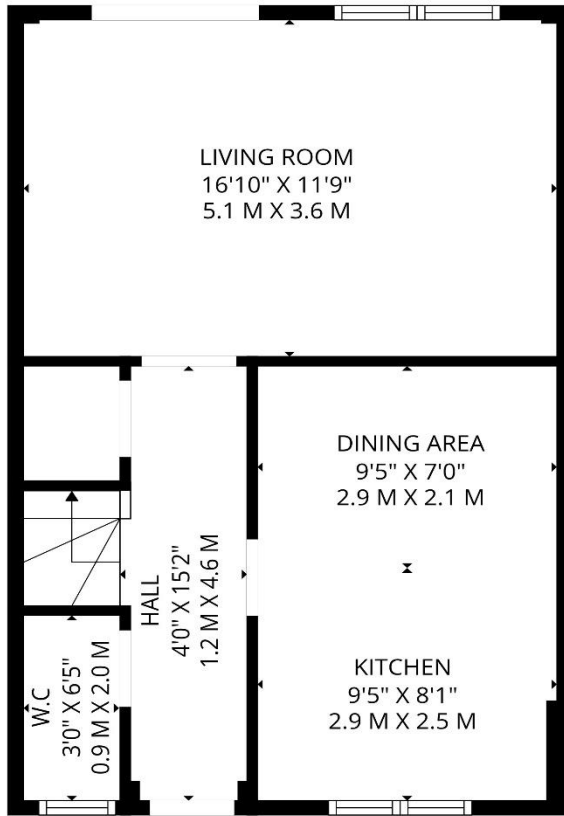
POSSESSION

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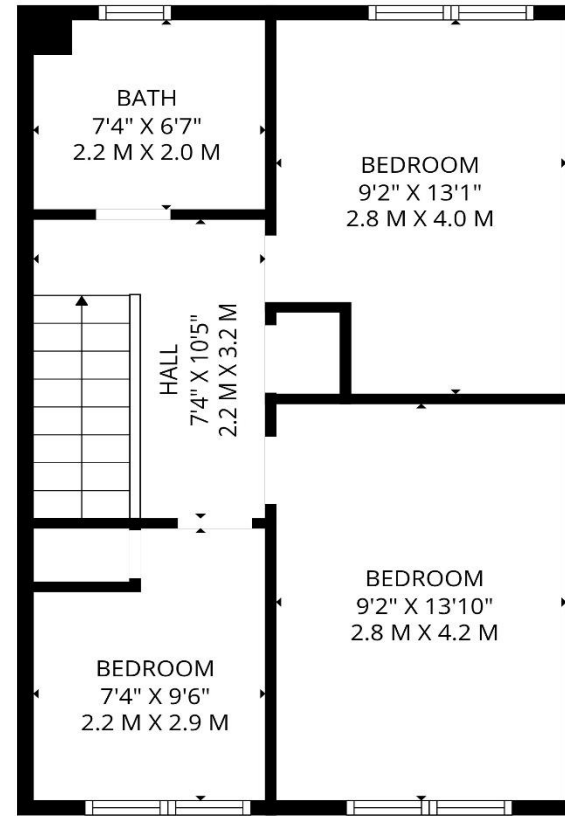
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1ST FLOOR



2ND FLOOR



TOTAL: 918 sq. ft, 86 m2
1st floor: 459 sq. ft, 43 m2, 2nd floor: 459 sq. ft, 43 m2
EXCLUDED AREAS: WALLS: 60 sq. ft, 4 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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