



9 Manor Woods, Douglas, IM2 2PE  
**Asking Price £395,000**

Four-bedroomed detached 'Maple' design house. The property is situated in a popular, quiet cul-de-sac location only a few minutes drive into central Douglas. Constructed in approx 2007 the property features a well proportioned lounge, open plan kitchen diner, separate utility room and integral garage. To the first floor are four good sized bedrooms, family bathroom and en-suite shower room for the master bedroom. Outside there are pretty and well maintained gardens with a 2 car driveway.

# 9 Manor Woods, Douglas, IM2 2PE

## LOCATION

Travelling from Quarterbridge along New Castletown Road, turn right at the traffic lights into Anacur Lane. Follow the road round to the left which is Cushag Road. Take the first right turn into Stephenson Way. Proceed along Stephenson Way and take the second right into Manor Drive. Follow the road down to the bottom and take the last turning on the right. Continue down the hill and round to the right, where the property can be found on the left hand side.

## HALLWAY

Stairs to first floor.

## CLOAKROOM

WC. Pedestal wash hand basin.

## LOUNGE 14' 5" x 13' 5" (4.4m x 4.1m)

Attractive fireplace. Front aspect. Double doors through to:

## KITCHEN/DINER 26' 3" x 9' 6" (8m x 2.9m)

Kitchen area. Base and eye level units with drawers. Worktops inset stainless steel sink unit. Appliances include double oven and hob. Integrated dish washer. Integrated fridge freezer. Extractor. Door to garden.

## UTILITY ROOM 8' 10" x 5' 3" (2.7m x 1.6m)

Base and eye level units. Plumbed for washing machine and tumble dryer.

## GARAGE 14' 9" x 8' 10" (4.5m x 2.7m)

Up and over garage door. Vaillant gas central heating boiler (installed 2019, still under guarantee).

## FIRST FLOOR: LANDING

Airing cupboard. Loft hatch.

## BEDROOM 1 10' 10" x 9' 10" (3.3m x 3m)

Front aspect. Fitted wardrobes. Door through to:

## EN-SUITE SHOWER ROOM

Shower cubicle. Pedestal wash hand basin. WC. Tiled to shower area. Over stairs storage cupboard.

## BEDROOM 2 10' 10" x 9' 2" (3.3m x 2.8m)

Rear aspect.

## BEDROOM 3 10' 10" x 8' 10" (3.3m x 2.7m)

Front aspect.

## BEDROOM 4 10' 2" x 8' 10" (3.1m x 2.7m) (max)

Rear aspect.

## FAMILY BATHROOM

Panelled bath with shower over. Vanity wash hand basin. Partly tiled wall. Vinyl flooring.

## OUTSIDE SERVICES

Landscaped front and rear gardens. 2 Car driveway.

## SERVICES

All mains connected. Gas central heating.

## POSSESSION

Vacant possession on completion of purchase.

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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## VIEWING

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

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