



Attractive stone fronted Manx cottage enjoying an impressive size rear garden. This lovely home is situated in a convenient location of Foxdale and is within easy reach to the local school, shop and a short drive to the amenities of Douglas and Peel. The property is well presented throughout comprising of a living room with attractive exposed stone fireplace with freestanding log burner, perfect for those cosy winter nights. There is a separate kitchen with access to the rear garden and an externally accessed boiler/ utility room. On the first floor there are two bedrooms and a shower room. Externally at the front of the property there is a lawned garden with established shrubs to one border. To the rear of the property is a large lawned garden with pond and stone built garden store to the far end of the garden. The garden faces in a westerly direction enjoying much of the afternoon and evening sun. Even the most discerning purchaser will find an inspection of this property is absolutely essential in order for it to be fully appreciated!



## LOCATION

From St Johns crossroads travel south towards Lower Foxdale. Hamilton Terrace can be located on the right hand side, clearly identified by our For Sale Board.

## ENTRANCE

### LIVING ROOM

13' 9" x 13' 0" (4.19m x 3.96m)

Beamed ceiling. Impressive Manx stone inglenook fireplace with multi fuel stove sitting on a tiled hearth. uPVC double glazed window to front aspect with views over the garden. Television and telephone points. Stairs to first floor.

### KITCHEN

14' 2" x 6' 0" (4.32m x 1.83m)

Fitted units comprising wall, base units with granite effect worktops. Integrated Hotpoint oven and four ring ceramic hob with extractor hood over. Belfast sink. Plumbed for washing machine. Space for fridge freezer. uPVC double glazed window to rear aspect. Tiled floor. Beamed ceiling. Door to rear garden. Multiple plug sockets.

## FIRST FLOOR

### BEDROOM 1

13' 2" x 7' 3" (4.01m x 2.21m)

uPVC double glazed window to front aspect. Original fireplace with cast iron inset and Oak mantle. Exposed floorboards. Radiator. Multiple plug sockets. Wall light.

### BEDROOM 2

14' 6" x 6' 0" (4.42m x 1.83m)

Wall light. uPVC double glazed window to the rear elevation enjoying views over the rear garden. Built-in high-level storage. Multiple plug sockets. Radiator.

### SHOWER ROOM

Comprising WC, pedestal wash hand basin and fully tiled corner shower enclosure. Tile effect lino flooring. uPVC double glazed opaque window.

### FRONT GARDEN

Path leads to front door. Small parcel of grass which is enclosed by boundary wall. The rear is mainly laid to lawn. Path leads to stone outbuilding/workshop.

### SERVICES

Mains water, electricity and drainage. Gas central heating.

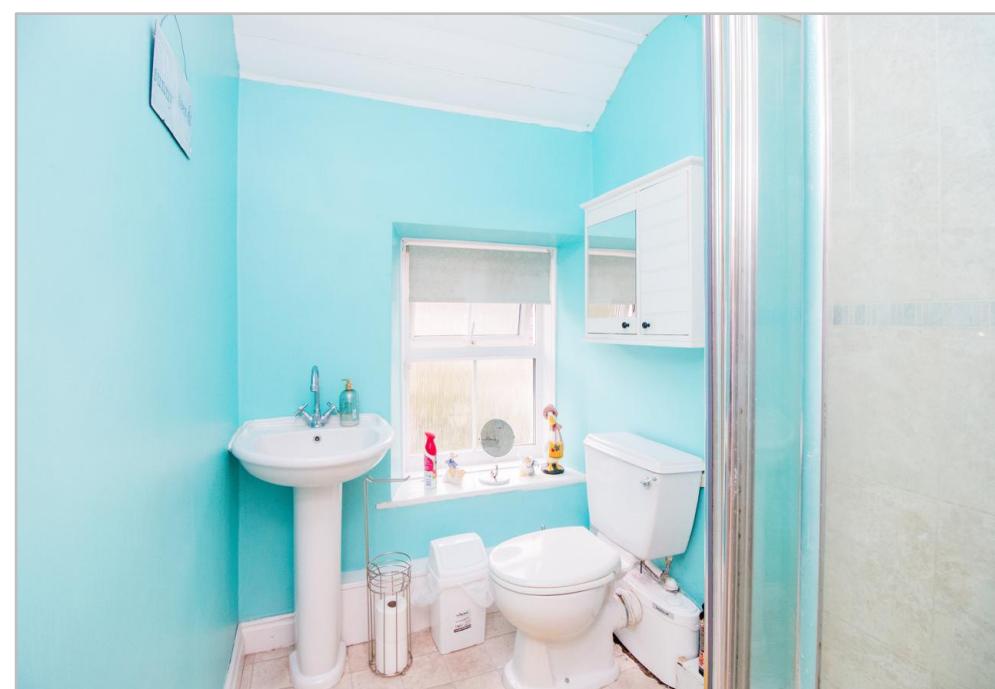
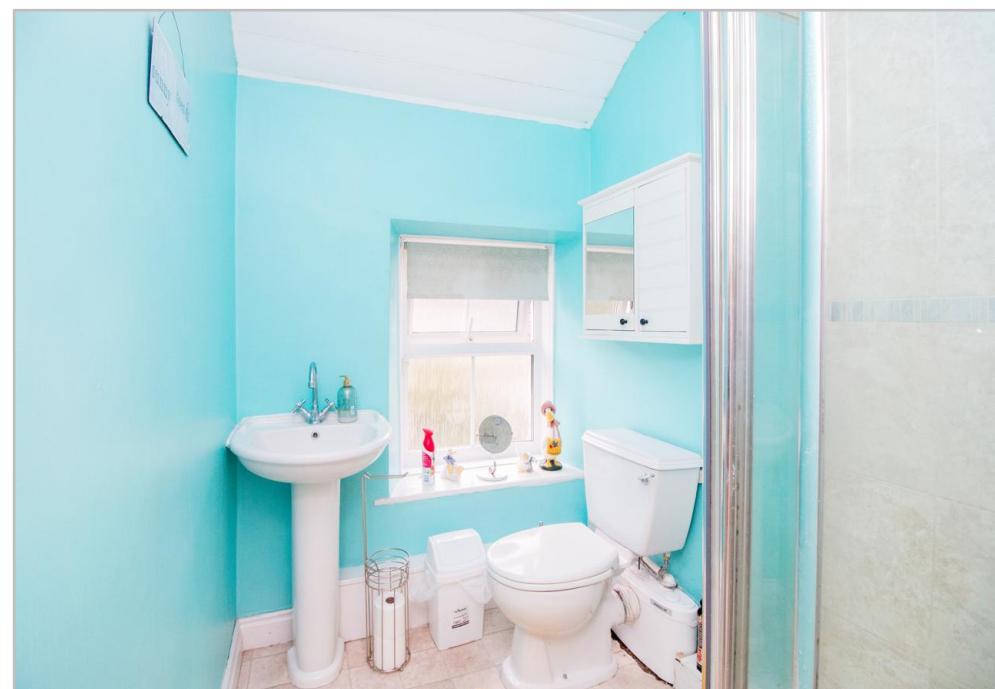
## VIEWING

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

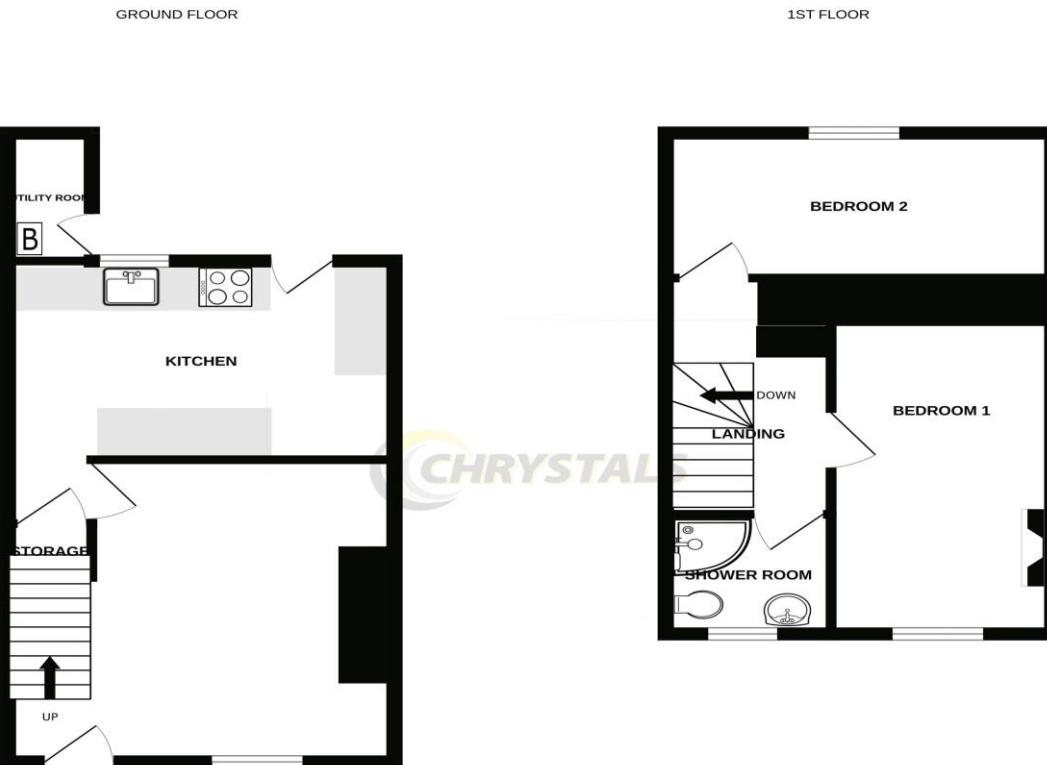
## POSSESSION

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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