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10 Kionslieu Terrace, Foxdale, IM4 3JR  
**Asking Price £349,950**

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Well presented modern semi-detached three bedroom home located in the popular residential development of Kionslieu Terrace. This semi-detached house was traditionally built by reputable builders, Kirby Estates of cavity brick wall construction with red facing bricks on its external elevations, contained under a concrete interlocking tiled roof. The property has been well maintained by the present owner and is offered for sale in good decorative order throughout. The property is situated at the end of a quiet cul-de-sac location within easy reach of the local amenities which include local primary school, shop and public house. The property also remains a short drive to Douglas, the South and Peel. The accommodation to the ground floor comprises entrance hall, lovely living room and a modern dining kitchen, utility room and conservatory with French doors to the rear garden. On the first floor is a spacious landing which could be utilised as an open plan office space. There are two double bedrooms and a single bedroom and a luxury stylish bathroom. At the front of the property is parking for two cars. To the rear of the property is a landscaped low maintenance South Westerly facing rear garden with decking and raise patio area - perfect space for entertaining or alfresco dining.



## LOCATION

Leaving Douglas on the Peel Road turn left at Ballacrairie traffic lights and continue into Foxdale. Take the left turn after the petrol station and follow the road down past the Old School House and turn left into Kionslieu Hill. Continue until you reach a sign on the left saying 'Kionslieu'. Take this turn and continue along where number 10 can be found on the left clearly identified by our Chrystals For Sale board.

## CANOPIED ENTRANCE

Entered through new uPVC half glazed door opening into;

## HALLWAY

Stairs to first floor. LED downlighters. Radiator. Solid oak flooring.

## LOUNGE 16' 9" x 14' 5" (5.1m x 4.4m)

Good size lounge with walk in bay window overlooking the front garden. Electric flame feature fire set on a marble hearth with marble slips and marble mantel over. Solid oak flooring. Coved ceiling. Telephone point. Television point. Satellite point. Radiator. Ceiling light. Double doors into;

## KITCHEN / DINER 17' 1" x 10' 2" (5.2m x 3.1m)

Stylish range of modern white solid wood fitted base, wall and drawer units with granite effect work tops incorporating black ceramic 1 1/2 bowl sink unit with mixer tap. Undercounter lighting and pelmet lighting. Integrated appliances include AEG fridge, AEG dishwasher, AEG oven and grill and 4 ring AEG induction hob with extractor over. Island unit with granite affect worktops. Tiled splashbacks. Granite effect uprights. Multiple plug sockets with USB points. Coved ceiling. Radiator. 2 ceiling lights. Tiled floor with under floor heating. Understairs storage cupboard.

## UTILITY 22' 4" x 4' 11" (6.8m x 1.5m)

Fitted with a good range of shaker style base, wall and drawer units with granite affect worktops over incorporating black ceramic sink with mixer tap. Tiled splashbacks and uprights. Multiple plug sockets. Coved Ceiling. 2 Ceiling lights. 2 built in cupboards with shelving and hanging space. One which houses the Worcester gas fired central heating boiler. Space for fridge. Plumbed for washing machine and dryer. Solid oak floor. Radiator. uPVC double glazed window to front aspect. uPVC half glazed door to rear garden.

## CONSERVATORY 12' 6" x 11' 6" (3.8m x 3.5m)

Dwarf walls with uPVC double glazed windows throughout. Polycarb roof. Solid oak wooden flooring. 2 radiators. Multiple plug sockets. Double doors opening onto the rear patio area and South Westly facing garden.

## STAIRS TO FIRST FLOOR

## LANDING 14' 1" x 12' 6" (4.3m x 3.8m) max

Spacious landing which could be utilised as an office space. Solid oak bannisters and glass panels. uPVC double glazed window to front aspect. Multiple plug sockets. Carpeted throughout. LED downlighters. Loft Hatch.

## BEDROOM 1 12' 10" x 11' 2" (3.9m x 3.4m)

South facing double room with views over the hills and beyond. Coved ceiling. Carpeted throughout. Radiator. Ceiling lights. Multiple plug sockets. uPVC double glazed window to rear aspect.

## BEDROOM 2 11' 6" x 8' 2" (3.5m x 2.5m)

Carpeted throughout. Coved Ceiling. Ceiling light. Multiple plug sockets. uPVC double glazed window to front aspect. Loft Hatch.

## BEDROOM 3 8' 10" x 8' 2" (2.7m x 2.5m)

Single room with uPVC double glazed window to front aspect. Coved ceiling. Ceiling light. Built in wardrobes, chest of drawers and bed side cabinets with a built-in bed. Multiple plug sockets.

## **FAMILY BATHROOM**

Luxury ultra modern four piece suite comprising phoenix panelled jacuzzi bath. WC. Large walk-in shower with waterfall showerhead. His and hers vanity wash hand basin. illuminated mirror. Mood lighting. 2 chrome heated towel rails. LED downlighters. Fully tiled walls and tiled floor with under floor heating. Opaque uPVC double glazed window to rear aspect.

## **OUTSIDE**

To the front of the property is a block paved driveway with parking spaces for 2 vehicles. Landscaped low maintenance South Westerly rear garden with decking and raised patio area - perfect space for entertaining or alfresco dining!

## **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**

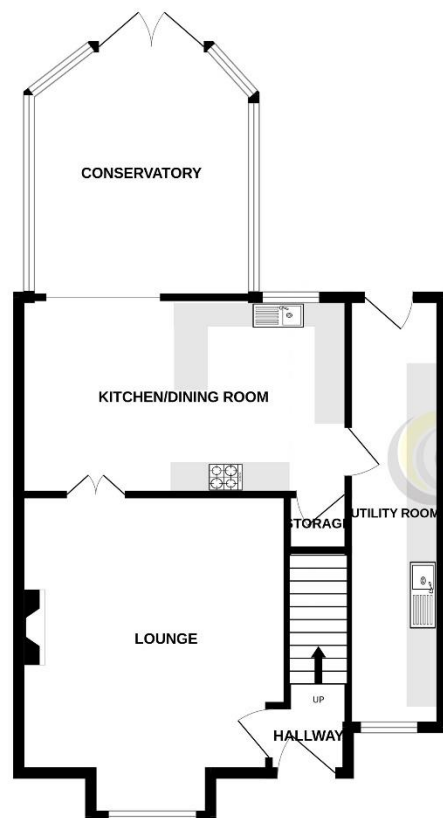
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GROUND FLOOR



1ST FLOOR



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