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Easdale, 2 Balladoyne Estate, St Johns, IM4 3LX  
**Asking Price £425,000**



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Well-proportioned three-bedroom chalet bungalow, situated in a highly desirable and quiet location in Balladoyne. A bus route runs past the entrance to the cul-de-sac, with a range of amenities conveniently located within the nearby village of St John's. The property offers comfortable and flexible living accommodation. The ground floor comprises a living/dining area, separate sitting area, fitted kitchen with rear porch, a ground-floor bedroom, and a family bathroom. The first floor spans the majority of the property and features two generous double bedrooms, a further bathroom, useful storage, and fantastic rear views over the surrounding countryside. Occupying a good-sized plot, this property presents an excellent opportunity in a sought-after location. Viewing is highly recommended.



## **LOCATION**

From Ballacrairie traffic lights travel West on the A1 towards St Johns. Balladoyne Estate can be found on the left. The property can be clearly found by our For Sale Board on the left hand side.

## **ENTRANCE PORCH**

1' 0" x 2' 11" (0.3m x 0.9m)

## **ENTRANCE HALL**

13' 9" x 10' 2" (4.2m x 3.1m)

## **CLOAKROOM**

2' 7" x 5' 7" (0.8m x 1.7m)

## **SITTING ROOM**

12' 2" x 10' 2" (3.7m x 3.1m)

## **DINING AREA**

18' 1" x 13' 5" (5.5m x 4.1m)

## **LIVING ROOM**

18' 1" x 9' 10" (5.5m x 3.0m)

## **KITCHEN**

13' 1" x 9' 6" (4.0m x 2.9m)

## **REAR PORCH**

5' 7" x 5' 7" (1.7m x 1.7m)

## **BEDROOM**

11' 10" x 13' 5" (3.6m x 4.1m)

## **BATHROOM**

5' 7" x 9' 6" (1.7m x 2.9m)

## **FIRST FLOOR**

### **BEDROOM**

18' 1" x 15' 5" (5.5m x 4.7m)

### **BATHROOM**

6' 11" x 4' 7" (2.1m x 1.4m)

### **BEDROOM**

9' 2" x 15' 9" (2.8m x 4.8m)

## **ATTACHED SINGLE GARAGE**

12' 2" x 23' 4" (3.7m x 7.1m)

WC: (1.6m x 0.8m)

## **OUTSIDE**

Brick paved driveway with parking for several vehicles. Lawn to front with hedge boundary. Paved patio to rear. Mature planting to boundary.

## **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**

Vacant on completion. 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. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

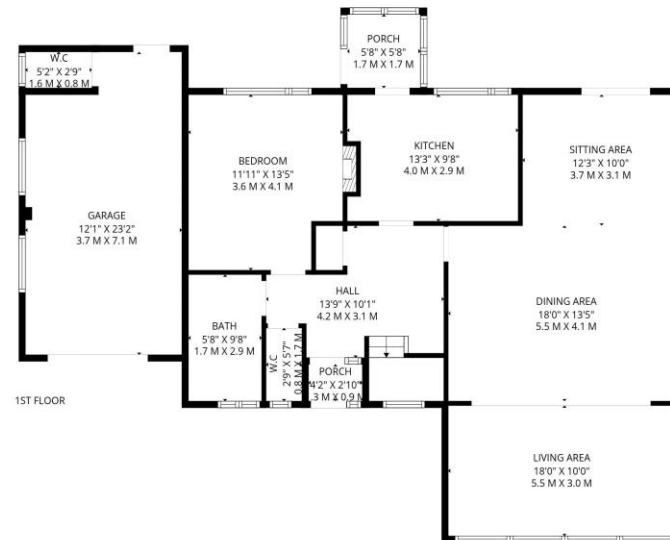
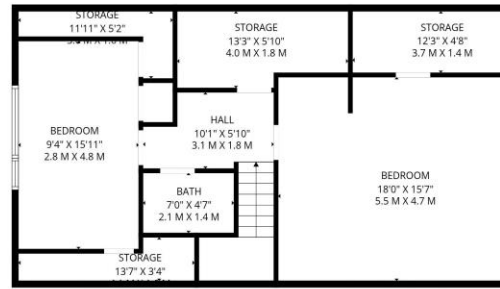












**TOTAL: 1661 sq. ft, 155 m2**

1st floor: 1073 sq. ft, 100 m2, 2nd floor: 588 sq. ft, 55 m2

EXCLUDED AREAS: PORCH: 44 sq. ft, 4 m2, GARAGE: 262 sq. ft, 24 m2, LOW CEILING: 124 sq. ft, 10 m2,

STORAGE: 72 sq. ft, 7 m2, WALLS: 177 sq. ft, 17 m2

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



Since 1854

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