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

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 Ballacraine 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.

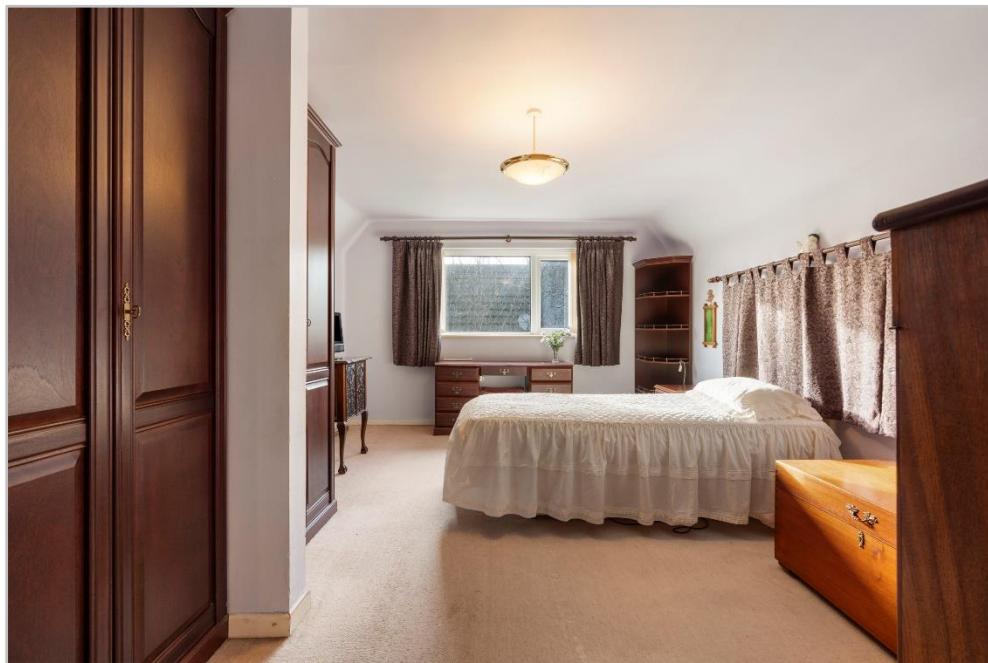
VIEWING

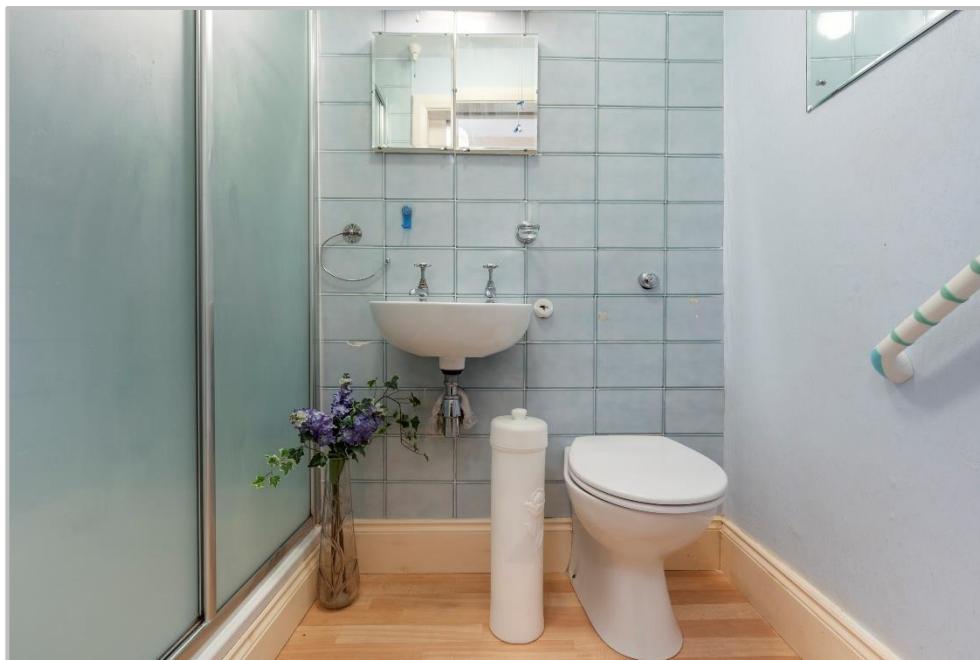
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

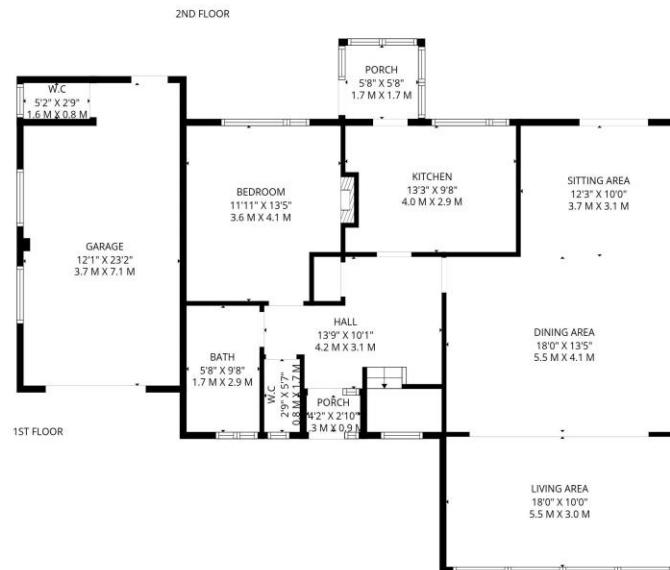
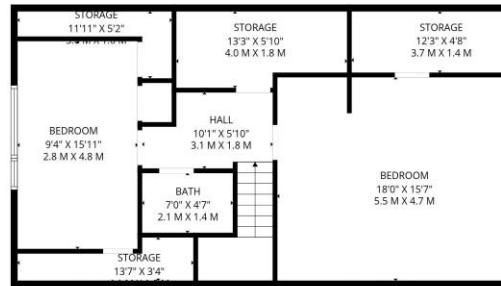
POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses

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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

DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

