

- Detached Split Level House in Semi Rural Location
- Lounge, Breakfast Kitchen, Conservatory
- 4 Bedrooms, 2 Bathrooms
- Large Boarded Attic
- First Floor Sun Terrace
- Rear and Side Gardens
- Single Garage, Front Hard Standing
- Sub Garage Store Room
- Mostly UPVC Double Glazed, Oil Fired Central Heating



For Sale by Private Treaty White Cot Groudle Onchan Isle of Man

Ground Floor Porch Dwarf wall with timber double glazed construction UPVC double glazed door to: Hall Smoke detector. Stairs to upper floor. Door to kitchen. Door to: **Cloakroom** Suite comprising wash hand basin and toilet.



Lounge 13'3" (4.04 M) x 12'6" (3.81 M) approx. (into alcove) Central heating timer. Feature wooden fire surround with marble effect hearth. Television point. UPVC double glazed patio doors to:

Conservatory 20'4" (6.20 M) x 7'10" (2.39 M) approx. UPVC double glazed construction with poly carbonate roof overlooking woodland to rear of property. Door to rear patio area. Stairs down to lower ground floor.



Kitchen 13'3" (4.04 M) x 11'7" (3.53 M) approx. Tiled splashbacks to complement the wall and base units with laminated work surfaces incorporating a single bowl stainless steel sink unit with drainer and mixer tap. Built in oven and electric hob with pullout filter hood. Dishwasher. Under counter fridge. Telephone point. Dual aspect UPVC double glazed windows to front and rear aspect. UPVC double glazed patio doors to rear patio area. Vinyl flooring

Lower Ground Floor

Hall UPVC double glazed windows and patio doors to rear garden backing onto wooded area. UPVC double glazed door to rear.

Study 6'9" (2.06 M) x 5'6" (1.68 M) UPVC double glazed dual aspect windows.

Bedroom 1 14'0" (4.27 M) x 13'4" (4.06 M) UPVC double glazed window to side aspect. UPVC double glazed patio door to hallway giving views to rear woodland

Bathroom Partly tiled walls to complement the suite comprising panelled bath with electric shower. Pedestal wash hand basin and toilet. Vinyl flooring.

Bedroom 2 12'5" x 8'2" (3.78m x 2.49m)





First Floor

Landing Loft access via 'Slingsby' type ladder to a spacious attic boarded with light.

Bedroom 3 13'3" (4.04 M) x 8'6" (2.59 M) UPVC double glazed windows to front and rear aspects.

Bedroom 4 14'0" (4.27 M) x 12'9" (3.89 M) UPVC double glazed windows to front and rear aspects. Telephone point. UPVC double glazed door to balcony with railings and views. Outside light

Bathroom is fully tiled to walls with panelled bath and thermostatic mixer shower unit, pedestal wash hand basin plus wc. Extractor fan and UPVC double glazing and vinyl flooring

To the Outside

Garage 15'8" (4.78 M) x 11'3" (3.43 M) approx. Electrically operated up-and-over metal door. Power and light connected. Window to rear aspect

Sub Garage Room/Storage Room 14'7" (4.45 M) x 7'4" (2.24 M) Accessed via door to rear lower ground floor level. Split level storage room divided by block support wall. Timber window to side aspect. Oil fired boiler serving hot water and central heating. Wall mounted box incorporating electric meter. Part raised timber flooring.

Front Concrete hard standing with some metal railings overlooking side garden. Steps down to rear.

Rear Garden Boundary extends 15' from rear of property into wooded glen area. Part lawned side garden

Notes

SERVICES: Mains water, electricity and drainage are installed. Oil fired central heating.

RATES: Rateable value £136. Approx rates payable gross £678.23 (inclusive of water rates) 2008/2009.

INCLUSIONS: Fitted carpets.

VIEWING: Strictly by appointment

Directions

Travelling along Douglas Promenade, continue onto the Onchan coast road following the Manx Electric Railway line. Past the entrance to Groudle Glen is where 'White Cot' will be found on the right hand side

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To View: Tel: 01624 626379 or office@whitecot.com