



**7 Cooil Farrane, Saddlestone,
Douglas
Asking Price £389,950**



**Extremely Well Maintained and Immaculately Presented Chalet Bungalow
Situated in a Quiet Cul de Sac on a Highly Desirable and Popular
Residential Location
Accommodation Comprises
Large Lounge
Stunning Modern Dining Kitchen with Hot Tap
Conservatory
3 Generous Double Bedrooms
2 Bathrooms
Large Single Garage plus Driveway Parking for 4 Cars
Lovely Private Rear Garden with Mature Shrubs Mainly Laid to Lawn
Oil Fired Central Heating (New Boiler)
Modern u-PVC Double Glazed and New Sofits/Facias**

“Viewing’s Highly Recommended”

Rateable Value : £194

Rates: £1745.03 (Including Water Rates)

Directions : From the Quarterbridge roundabout proceed south on the A5, take the first right onto Saddle Road and then first left on to Balloughton Manor Hill, take the second right and continue towards the top of the hill and turn left on to Cooil Farrane where the property is located at the end of the cul de sac easily identifiable by our for sale board.



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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