



2, PINEHURST CLOSE

DOUGLAS, IM2 1PL

£1,600 PER MONTH

Available immediately, a recently modernised furnished two bed bungalow with garage an off-road parking located in the heart of the suburban district of Ballaughton, South Douglas, positioned in a quiet and peaceful cul de sac setting.



- Open Viewing Friday 22nd August 12.00 - 13.30
- Detached True Bungalow in a Quiet Cul de Sac
- Two Double Bedrooms with Fitted Wardrobes
- Large Lounge with Feature Fireplace and Dining Room with Patio Doors to the Rear
- Modern Kitchen with Door to the Driveway Providing off Road Parking for Two Vehicles
- Bathroom with Separate Shower and Separate w.c.
- Outside the Property Benefits from Front and Rear Lawned Gardens and a Detached Garage
- Available Immediately on a Furnished Basis



Overview

Available immediately, a recently modernised two bed bungalow with Garage an off-road parking located in the heart of the suburban district of Ballaughton, South Douglas, positioned in a quiet and peaceful cul de sac setting. The property is accessed through an entrance porch, which leads to a generous Hallway equipped with two convenient storage cupboards. Off the Hallway is a generous L-Shaped Lounge/Diner that has recently benefited from new and contemporary gloss wood effect flooring, and provides access to the rear easterly facing garden. A doorway leads to a newly fitted modern Kitchen with white gloss wall and base units, contrast counter top and attractive splash back tiling. The property comes with a range of appliances and a newly fitted gas combination boiler. A further door provides side access to the driveway and garage. Located opposite the Reception Rooms are two Double Bedrooms, each of which are equipped with built in wardrobes. A modern and attractive bathroom benefits from a bath with side taps, and a large walk in shower cubicle, with the w.c. conveniently located in a separate room. Outside are good sized front and rear gardens, that are substantially laid to lawn, and therefore easily maintained. A driveway long enough to house multiple cars leads to a single garage. The rear

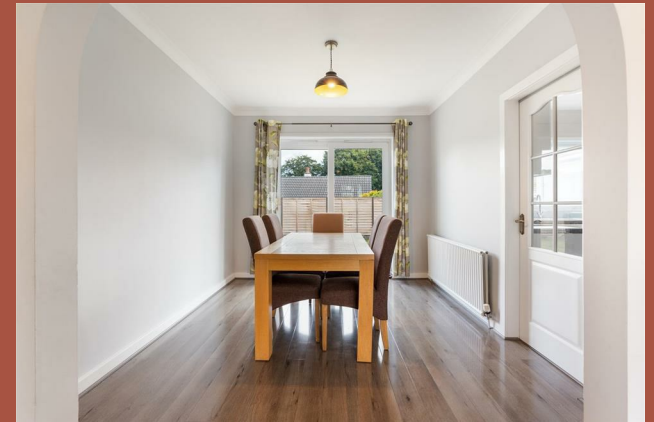
garden is fully secured by fencing and an access gate, which creates both security and privacy.

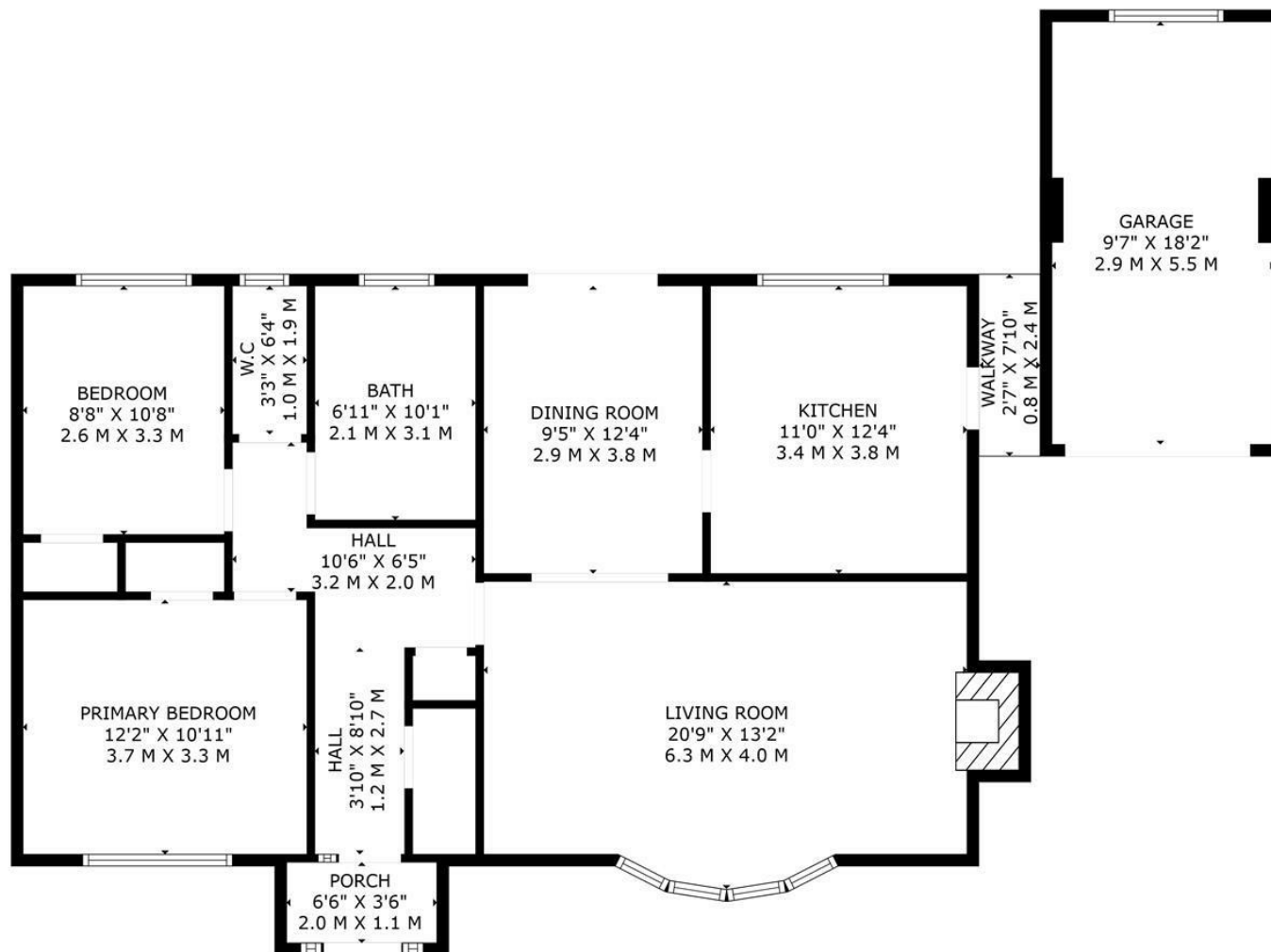
Additional Information

- Gas Fired Central Heating
- New Combination Boiler
- New Kitchen with Appliances
- New Flooring in Some Rooms
- Some Flexibility on Furnishings
- Fibre Broadband Available
- Primary School - Scoill Vallajeelt - 450m
- Secondary School - Ballakermeen High School - 1.5 miles

Directions

From the Quarterbridge, travel South along New Castletown Road, taking the first turning to the right onto Saddle Road, followed by the first left turning onto Ballaughton Lane. Follow the road around, taking the fifth right turn onto Pinehurst Avenue, before turning immediately right onto Pinehurst Close, where No 2 can be identified on the right hand side.





TOTAL: 1003 sq. ft, 93 m2
FLOOR 1: 1003 sq. ft, 93 m2
EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m2, WALKWAY: 21 sq. ft, 2 m2, GARAGE: 173 sq. ft, 16 m2,
FIREPLACE: 12 sq. ft, 1 m2
WALLS: 96 sq. ft, 9 m2

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements