



6 Crovens Close, Governors Hill, Douglas, IM2 7AQ

Immaculately maintained semi-detached 3 bed house situated in a quiet location within walking distance of local shops, schools & amenities. Lawned front & rear gardens. Integral single garage & driveway.

£389,000

Property Overview

Property Type	Semi-Detached
Receptions	1
Bedrooms	3
Bathrooms	1

Property Details

Property Type	Semi-Detached	Cloakroom	1
Receptions	1	Heating	Gas Fired Central Heating
Bedrooms	3		
Bathrooms	1	Windows	uPVC Double Glazed
		Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Integral Single

Property Agent



Leah Drinkwater

Residential Sales
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01624 625888

Property Description

Accommodation

Ground Floor

- Entrance Hallway (approx. 14'0 x 6'3)
- Lounge (approx. 14'0 x 10'6)
- Kitchen/Diner (approx. 11'9 x 7'5 & 11'9 x 9'8)
- Utility Room (approx. 10'6 x 7'3)
- Downstairs W.C. (approx. 4'8 x 2'11)

First Floor

- Landing (approx. 9'7 x 6'3)
- Bedroom 1 (approx. 11'5 x 10'6)
- Bedroom 2 (approx. 13'0 x 10'6)
- Bedroom 3 (approx. 8'4 x 8'0)
- Family Bathroom (approx. 7'10 x 6'3)

Outside

To the front of the property there is a lawned garden with a driveway to one side providing off road parking for one vehicle and access to both the garage and side of the property.

To the rear of the property there is a private and enclosed lawned garden with a patio area, flowerbed and fenced boundaries.

Integral Single Garage (approx. 16'6 x 10'4)

Fitted with an up and over garage door to the front aspect.

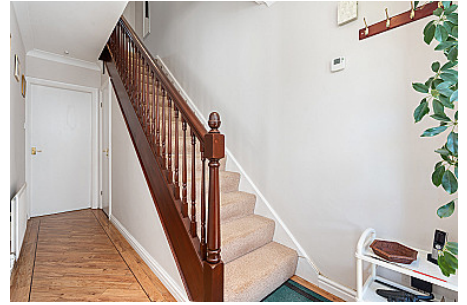
Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout.

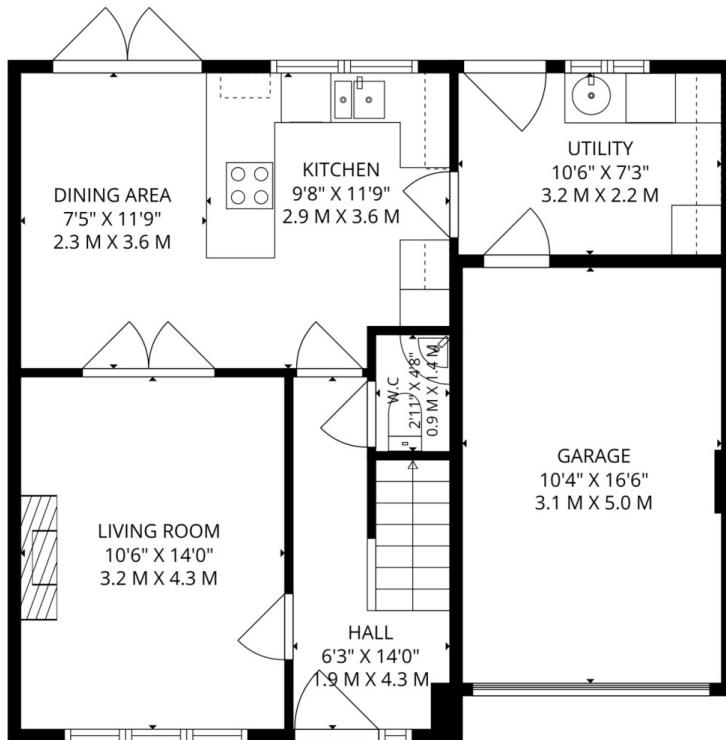
Directions

Travelling up Johnny Watterson's Lane in the direction of the Mountain Road. Turn right, into Governors Hill, and continue past Hailwood Court. Follow Hailwood Avenue straight ahead, passing Cronk Y Berry Primary School, the turning to Lakeside Road

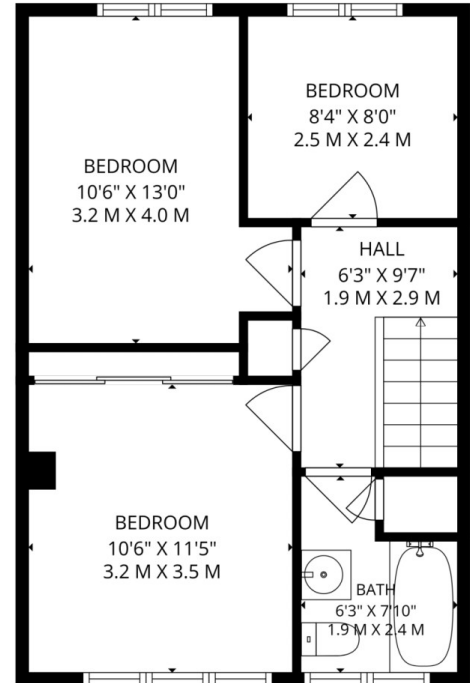
and the playground. Take the next left hand turning and bear right, taking the second right hand turning into Crovens Close where number six can be found a short distance along on the left hand side, clearly identified by our For Sale board.







GROUND FLOOR



1ST FLOOR

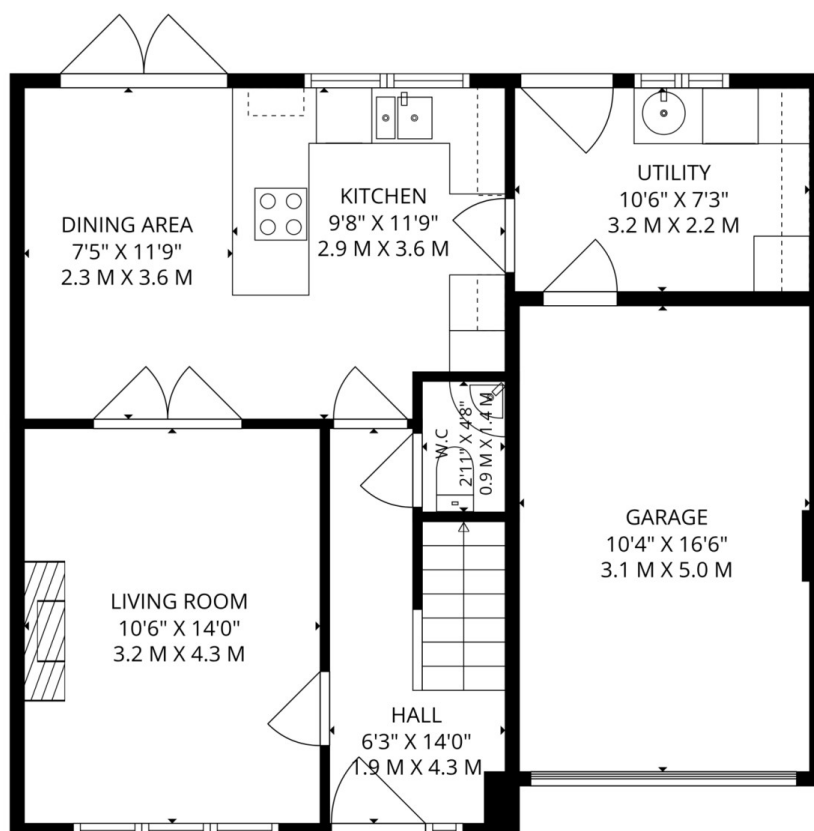


Total: 892 sq. Ft, 83 m2

Ground Floor: 447 sq. Ft, 42 M2, 1st Floor: 445 sq. Ft, 41 m2

Excluded Areas: Garage: 170 sq. Ft, 16 M2, Utility: 76 sq. Ft, 7 M2, Walls: 112 sq. Ft, 10 m2

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

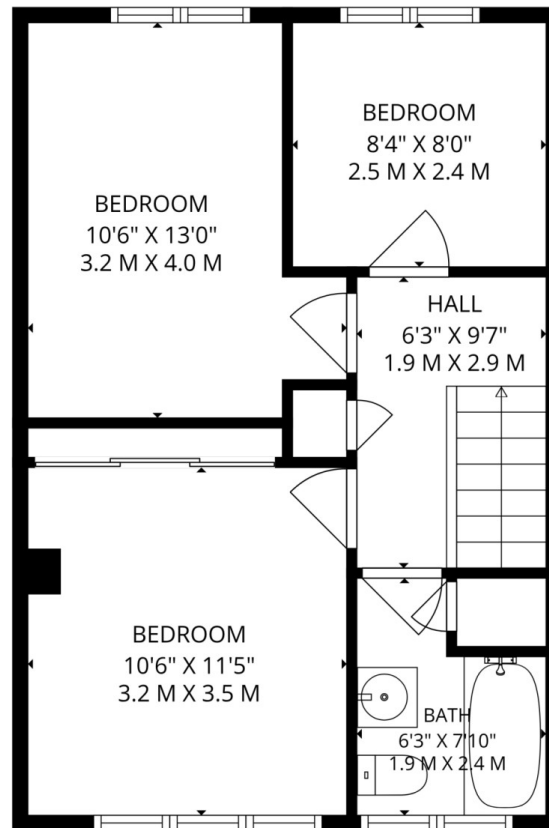


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