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ESTATE AGENTS EST. 1986

# 43 Ballacottier Meadow, Douglas, Isle of Man, IM2 2QX

## Asking Price £289,950

## 43 Ballacottier Meadow, Douglas, Isle of Man, IM2 2QX

- Modern two-bedroom mid-terrace home in the popular Ballacottier Meadow development
- Kitchen with integrated appliances and doors opening onto the rear garden
- Close to Business Park, schools, shops, amenities and regular bus routes
- Two allocated parking spaces directly to the opposite of the property
- Two generous double bedrooms and a modern family bathroom
- Bright living room leading through to a modern fitted kitchen
- Fully enclosed rear garden, mainly laid to lawn with garden shed

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Situated in Ballacottier Meadow development, this modern two-bedroom mid-terrace home offers well-presented accommodation in a highly convenient location. The property is just a stone's throw from the Isle of Man Business Park and within easy reach of local shops, schools, amenities and regular bus routes, making it an ideal purchase for first-time buyers, young professionals or investors.

The accommodation begins with an entrance hallway providing access to the bright and airy living room, together with stairs leading to the first floor. The spacious living room offers a comfortable space to relax and flows through to the modern fitted kitchen.

The kitchen is well equipped with a good range of wall and base units, complemented by integrated appliances and ample worktop space. Double glazed doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating an ideal space for entertaining or enjoying indoor-outdoor living during the warmer months.

To the first floor are two generous double bedrooms, both offering excellent proportions, together with a family bathroom.

Externally, the property benefits from two allocated parking spaces to the front. To the rear is a fully enclosed garden, mainly laid to lawn, providing a safe and private outdoor space for children, pets or relaxing. A garden shed offers useful additional storage.

Combining modern accommodation with a convenient location close to employment, schools and everyday amenities, this is a fantastic opportunity to purchase a home ready to move straight into.

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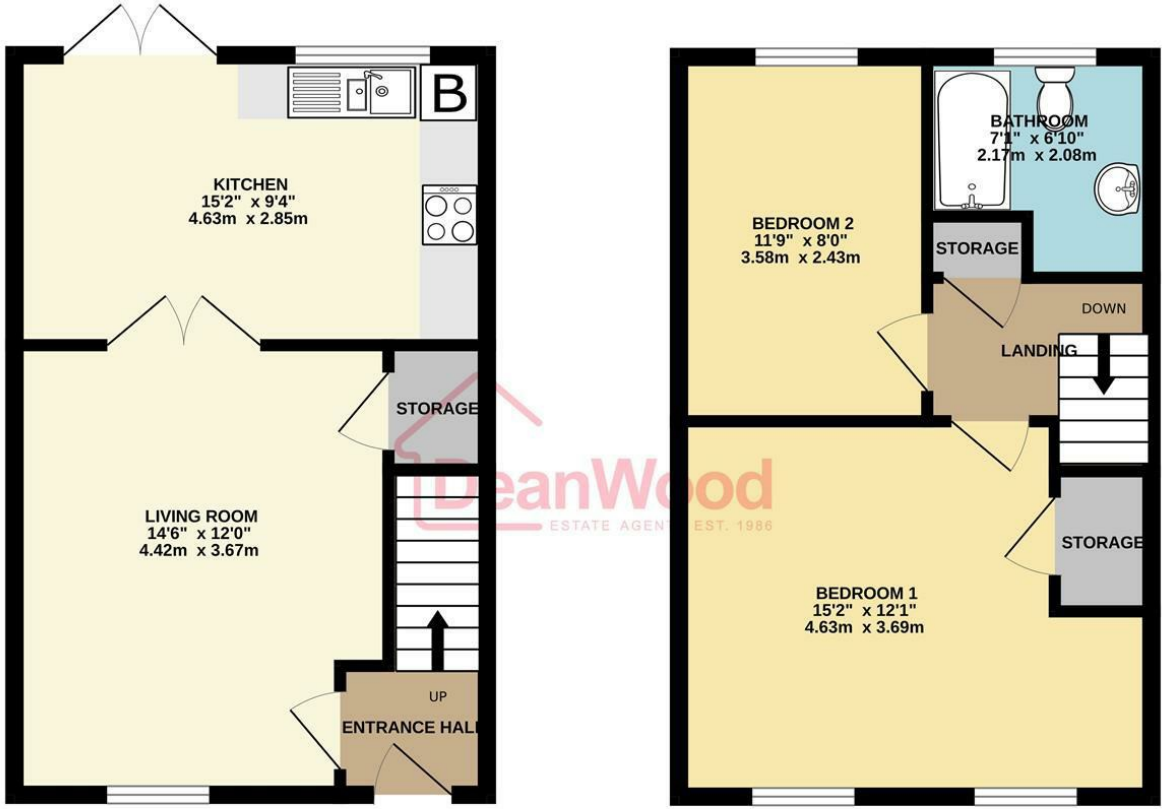


TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Not to scale-for identification purposes only
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