

**Armleigh, Bray Hill, Douglas.**

**Asking Price £395,000**



Spacious Detached House in need of some internal modernisation

Situated on a fabulous plot in a convenient location (ideal for TT enthusiasts)

Property Comprises:

Large lounge, separate sitting room / dining room

Fitted kitchen

Downstairs WC (could be converted in to shower room)

3 double bedrooms, family shower room. (3 Piece Suite) Additional Toilet

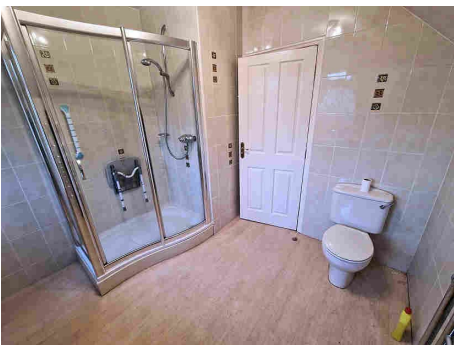
Fantastic large garden (access on foot out of TT course via a lane behind garden)

Single garage and driveway parking

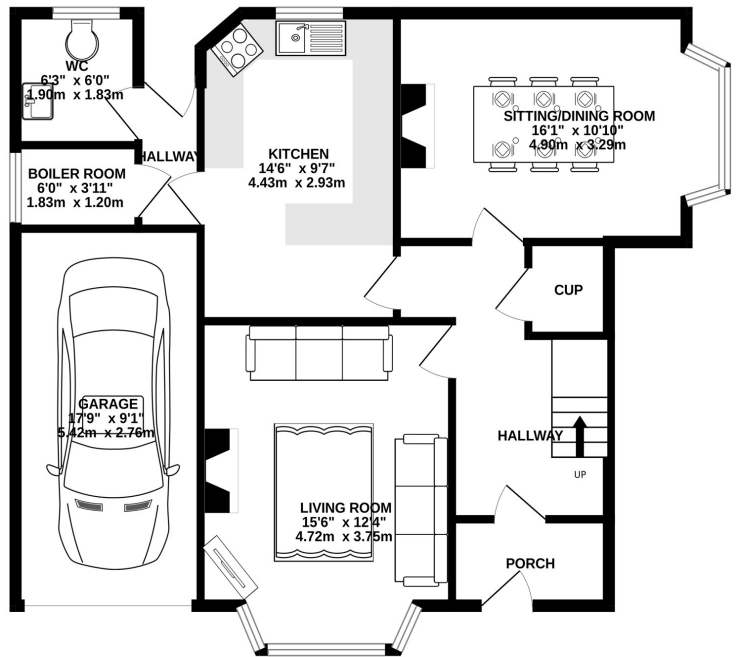
Oil fired central heating, upvc double glazing throughout

Viewings highly recommended

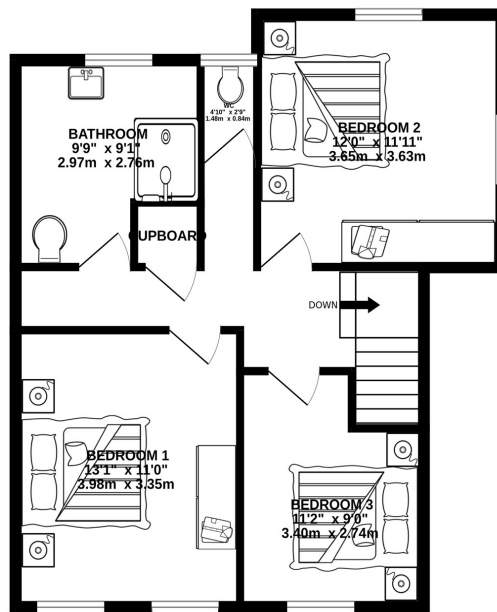
Directions: Travelling west out of Douglas on the Peel road, turn right at Quarterbridge roundabout on to Quarterbridge Road, Follow the Road in to the Brat Hill dip where the property can be located on the right hand side, clearly identified by our for sale board.



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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