



8 Hillcroft Rise | Governors Hill | Douglas | Asking Price £355,000



- Well Positioned semi detached house
- Situated in a popular residential location
- Close to all local amenities and schools
- Lounge, Dining Kitchen, Utility Room
- 4 Bedrooms (1 ensuite)
- Family bathroom
- Private rear garden, garage and parking
- Gas fired central heating and upvc windows

## The Property

A substantial extended semi detached house situated in a popular residential development, benefiting from food sized family accommodation including lounge with open aspect over Hillcroft Green, kitchen diner on with patio doors leading to private rear garden, there is a utility room off the kitchen leading to an integral single garage, on the first floor there are 4 bedrooms with the main bedroom benefitting from an ensuite shower room and an additional family bathroom.

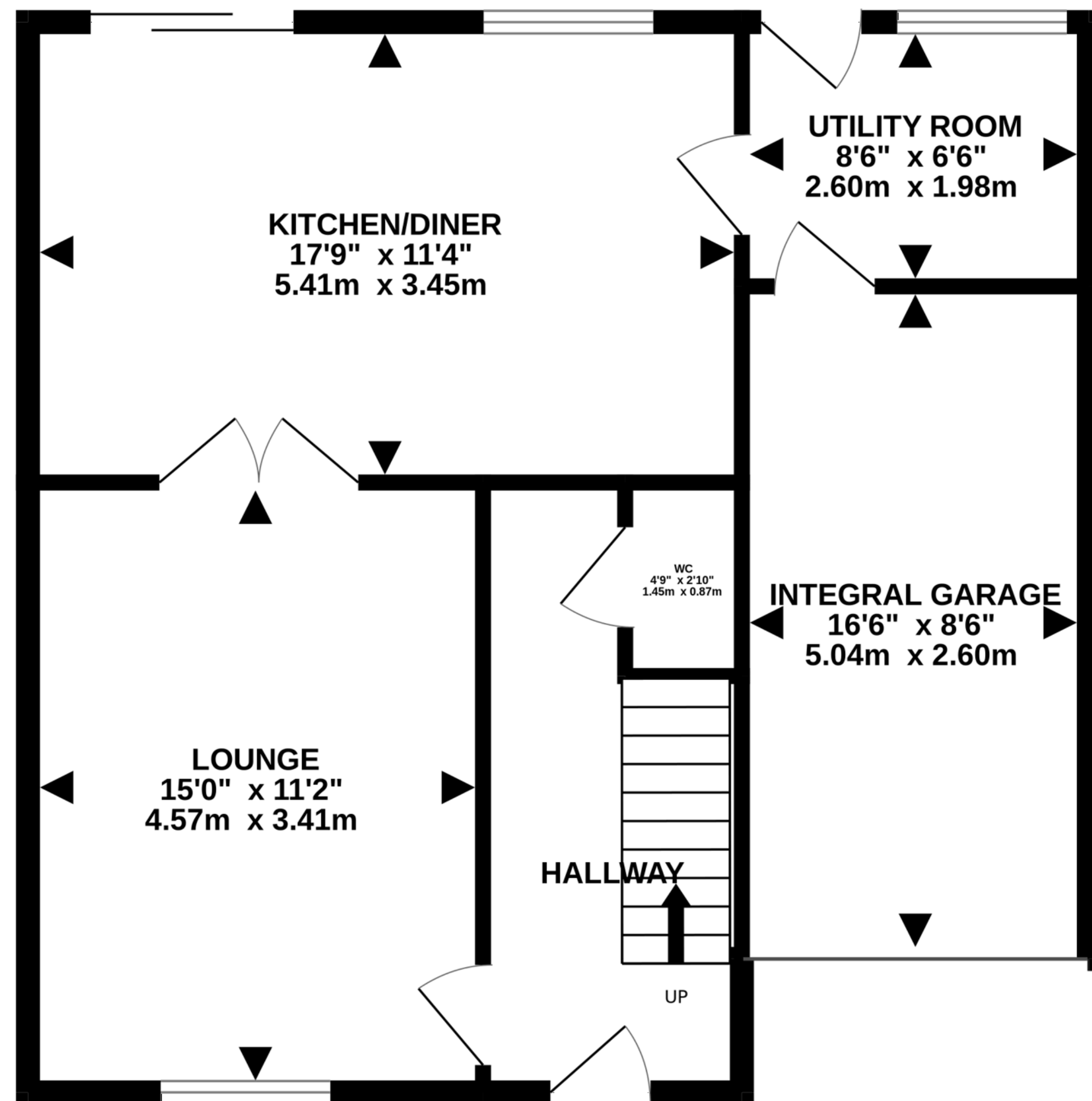
## Location

The Property is Located in the heart of the popular Governors Hill development, with a great local infrastructure on the doorstep including local primary and high schools, the ever popular Cat with no Tail public house with its lovely beer garden in the summer months, there are also a local convenience store, doctors surgery, pharmacy, bookmakers and kindergarden. there is also a lovely park and duck ponds to keep the children entertained.

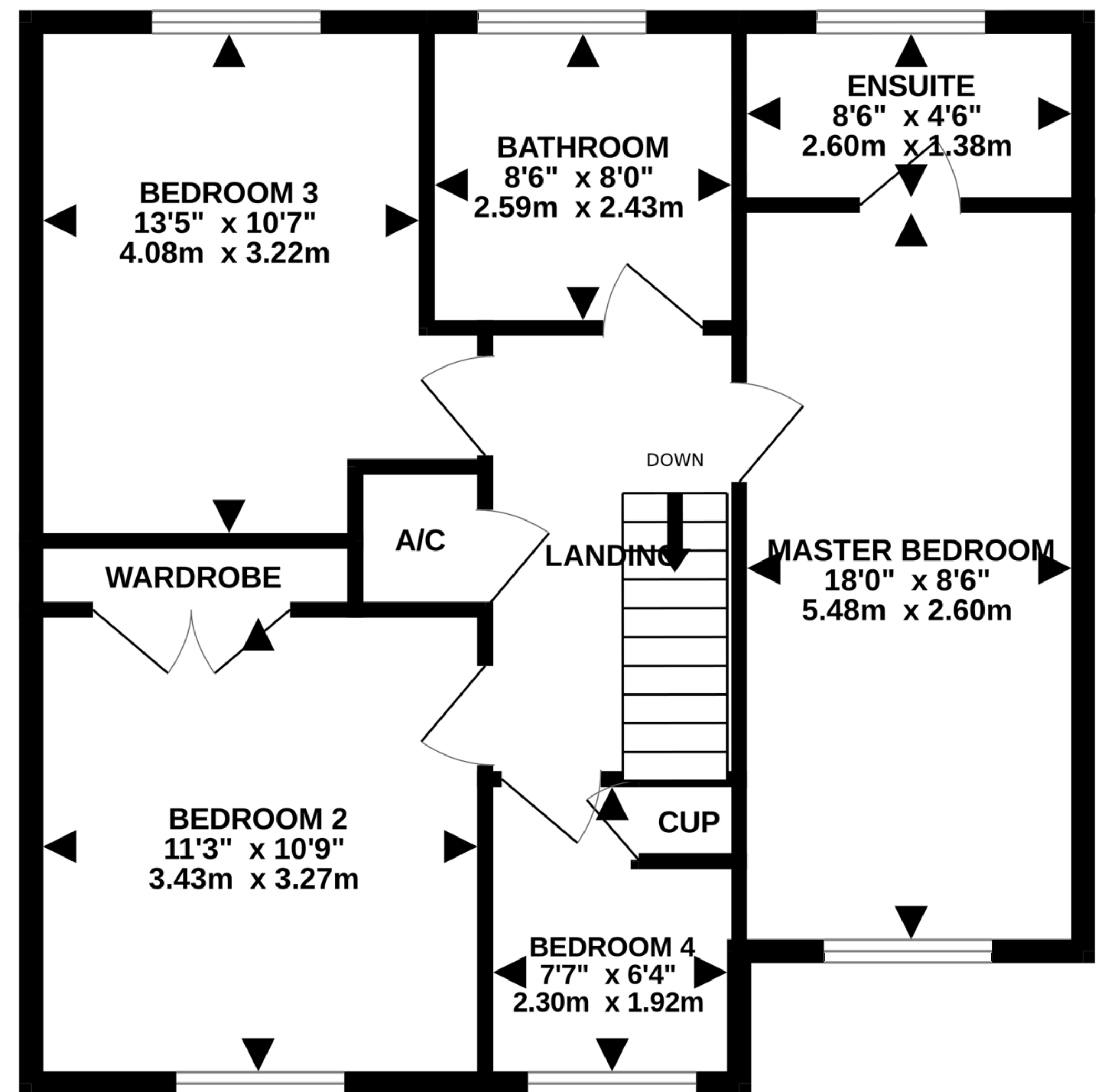




GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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