



7 Ballacottier Meadow, Braddan, Isle Of Man, IM2 2QX
Asking Price £350,000

- Immaculately Presented Three-Bedroom Semi-Detached Family Home
- Two Spacious Double Bedrooms Plus Versatile Single Bedroom
- Generous Plot With Good-Sized Private Garden
- Off-Street Parking For At Least Two Vehicles
- Modern Kitchen And Dining Area With Garden Access
- Convenient Location Close To Schools, Shops And Business Park



Situated on the outskirts of Douglas, on the doorstep of the Isle of Man Business Park, this immaculately presented three-bedroom semi-detached home offers excellent family accommodation, a generous corner plot and a convenient location close to a range of amenities.

The property features a spacious and bright living room, creating a comfortable space for relaxing and family life. This leads through to a modern fitted kitchen and dining area, with French doors opening directly onto the garden, creating a lovely connection between the indoor and outdoor spaces and providing an ideal setting for entertaining.

To the first floor are two generous double bedrooms, both offering excellent natural light, together with a versatile single bedroom which could be used as a child's room, guest bedroom or home office. A stylish family bathroom with modern fittings completes the accommodation.

Externally, the property benefits from a good-sized garden, offering plenty of space for children, gardening and outdoor entertaining. A useful garden shed provides additional storage, while off-street parking for at least two vehicles adds further convenience. Gas-fired central heating and uPVC double glazing are installed throughout.

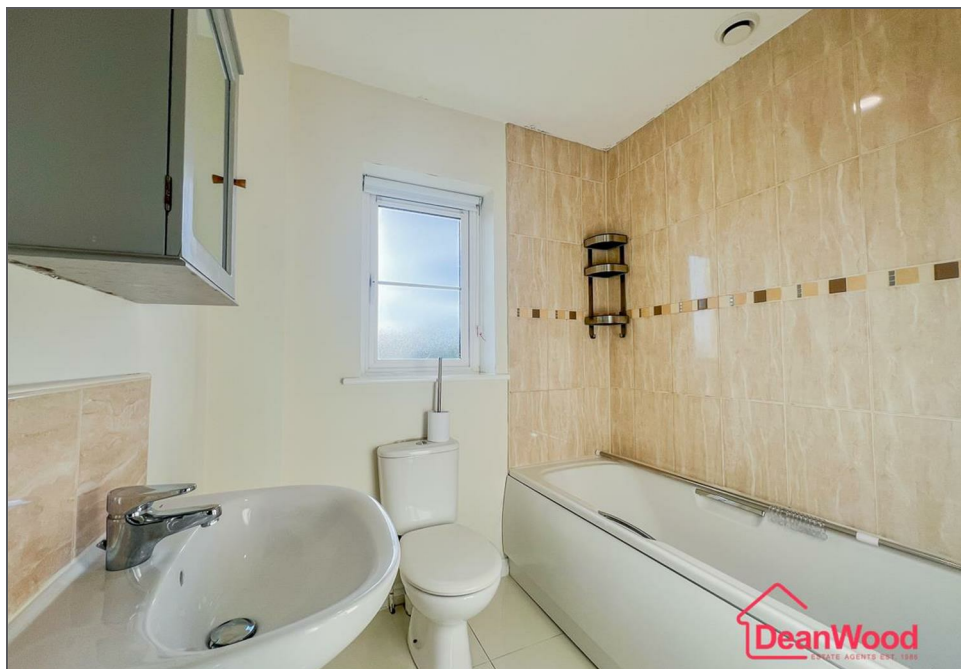
The location is particularly appealing, with local shops, pubs, schools, parks and bus routes all within easy reach, while the nearby Business Park makes this an excellent choice for families and professionals alike.













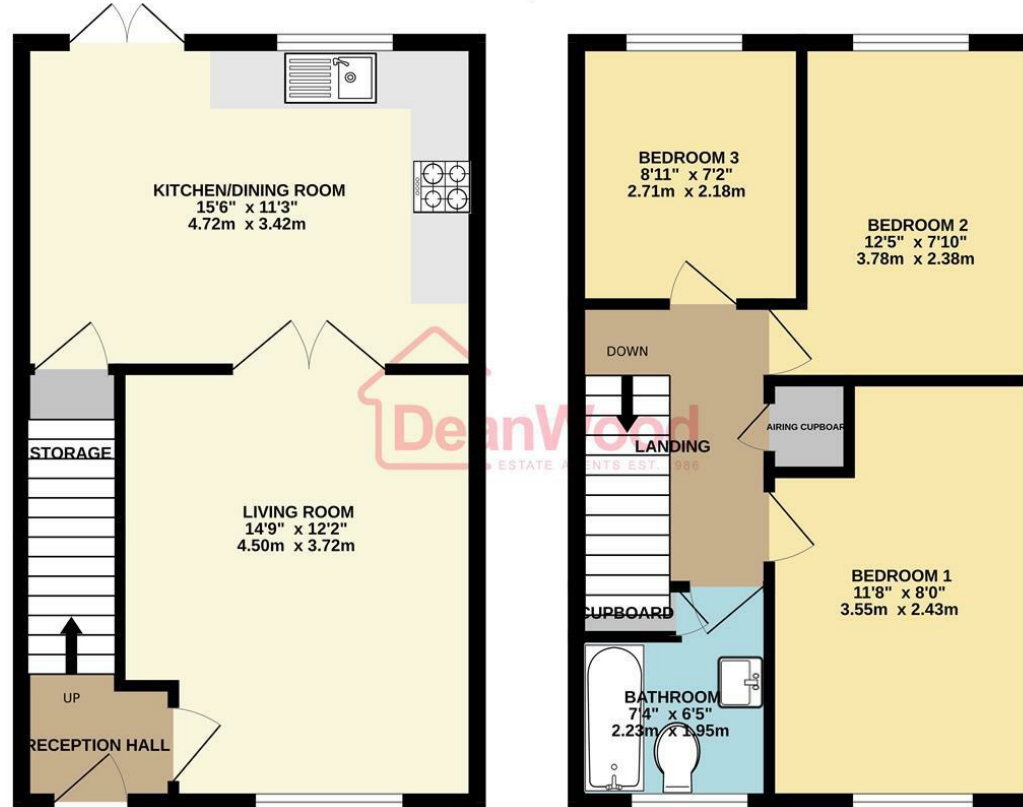
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GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.
Not to scale for identification purposes only
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