



FOR SALE

**Willaston Chapel
Barrule Road
Douglas
Isle of Man**

Price: OIEO £200,000 exclusive

DESCRIPTION

An opportunity to purchase this superb community building in the heart of the residential district of Willaston. The chapel is situated on a large corner plot with private tarmac parking apron to the front.

LOCATION

Travelling from St Ninian's, continue onto Ballanard Road. Turn right onto Barrule Road and follow onto Willaston Crescent. Filter right onto Snaefell Road taking an (almost) immediate right turn back onto Barrule Road where the property will be seen on the left hand side.

ACCOMMODATION

The chapel is situated on a large corner plot with private tarmac parking apron to the front, providing approx 2,206 sq ft of accommodation, briefly comprised as follows:

Double doors into;

Entrance Vestibule - (Approx 7'6 x 6'10), vinyl tiled floor covering

Hallway - (Approx 10'6 x 10'8), vinyl floor covering, stairs down to;

Boiler Room - (Approx 10'6 x 7'2), Worcester gas central heating combination boiler and under stairs storage

Ladies and Gents WC's

Office Unit - (Approx 10'5 x 10'10)

Double doors into;

Main Auditorium/church - (Approx 40'6 x 29'2), suspended downlights x 4 x 4, large windows, perimeter radiators, parquet wood flooring, vestry, acoustic wall tiles, recessed area for organ

Over/..

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

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Kitchen - (Approx 12'1 x 6'4), range of base and wall units, sink/drainers, vinyl floor covering, hot water heater, sliding door into;

Store Room - (Approx 7'1 x 6'9)

Side access/Emergency exit

WC

Store Room - (Approx 14'5 x 7'11)

First Floor

Office - (Approx. 19'3 x 14'4)

Office - (Approx. 14'4 x 9'10)

OUTSIDE

Large corner plot, private parking apron and grassed area.

SERVICES

All mains services are connected.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.

