ASKING PRICE

£320,000

black grace cowley
RESIDENTIAL

THE DETAILS

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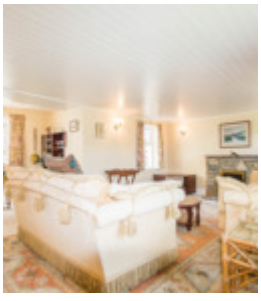

Brooklyn
Springfield Terrace, Foxdale
£320,000

call in today or visit www.blackgracecowley.com for more details

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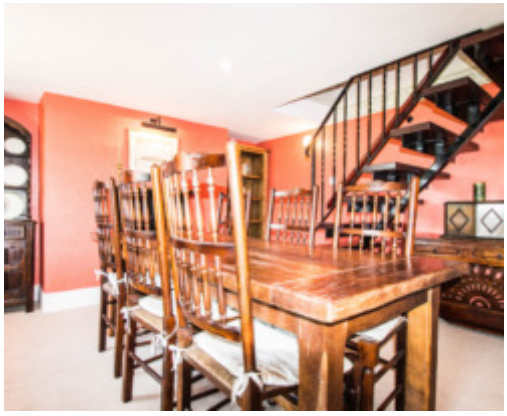
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

Brooklyn, Springfield Terrace, Foxdale



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PROPERTY DETAILS FOR

Brooklyn, Springfield Terrace, Foxdale

THE DESCRIPTION

- Superbly presented extended detached character Manx cottage
- Retaining many original features
- Set on a mature and sizable south facing plot on the outskirts of the Village
- Entrance Porch, Dining Hall, Lounge and Family Area
- Conservatory, Kitchen, Utility and Cloakroom
- 3 Bedrooms, En Suite and Family Bathroom
- Oil fired central heating and double glazing throughout
- Driveway parking, integral Garage and garden with sunken Patio Area

THE PROPERTY

DIRECTIONS

To approach the property leave Douglas via the New Castletown Road. At the round-a-bout turn right past B&Q and travel towards The Braaid. At the Braaid round-a-bout continue straight on and across the Garth crossroads. Continue along to the Eairy Dam and follow the Main Road around the dam past the MSPCA. Immediately after the Foxdale sign and the 30pmh limit sign, the property will be observed as the 2nd property on the right hand side, clearly marked by one of our “For Sale” boards.

ACCOMMODATION

Twin doors leading to:

ENTRANCE PORCH

Tiled floor. Access to:

ENTRANCE HALL AREA

Open access to:

DINING HALL *(APPROX 13’0 X 12’0)*

Open tread staircase rising to the first floor. Decorative open fireplace.

LOUNGE *(APPROX 18’0 X 12’0)*

Stone fire surround. Wooden panelled ceiling. Open access to:

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Brooklyn, Springfield Terrace, Foxdale

FAMILY AREA *(APPROX 11'0 X 8'0)*

Access to:

CONSERVATORY *(APPROX 11'0 X 9'10)*

Double doors. Radiator.

KITCHEN *(APPROX 15'0 X 7'10)*

Fitted with a modern range of base and wall units with wood edged work surfaces incorporating a one and a half bowl sink unit with waste disposal. Hotpoint fitted oven. Integrated fridge. Dishwasher. 4 ring electric hob with extractor fan. Part tiled walls. Tiled floor. Spotlights. Access to:

UTILITY ROOM *(APPROX 8'0 X 6'0)*

Stainless steel single drainer sink unit. Plumbing for washing machine.

CLOAKROOM

Fitted with wash hand basin and low flush WC. Tiled floor. Storage cupboard housing pressurised hot water cylinder. Doorway to garage. Access to garden.

FIRST FLOOR

BEDROOM 1 *(APPROX 28'6 X 12'0)*

Stepped into two areas. Extensive full width range of Neville Johnson wardrobes. Additional double wardrobe and two chests of drawers. Wooden panelled ceiling.

EN SUITE BATHROOM

Fitted with double ended Jacuzzi bath with tiled surround. Twin wash hand basin with storage cabinets. Glass fronted shower cubicle with high power shower. Bidet and low flush WC. Part wooden panelling. Part tiled walls. Spotlights.

BEDROOM 2 *(APPROX 12'0 X 10'0)*

BEDROOM 3 *(APPROX 11'0 X 9'0)*

Fitted with an extensive range of Neville Johnson office furniture comprising desk area, open bookshelves and fitted cabinets. Downlighters.

FAMILY BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer tap/shower attachment/ shower screen, low flush WC and pedestal wash hand basin. Part tiled walls.

OUTSIDE

Externally the property is approached via a concrete driveway to the front with parking for four cars. There are walkways leading to both sides and rear of the property where there is an implement shed, external lighting and a sunken sun patio area providing the ideal environment for evening drinks and barbecues. Steps lead to a raised lawned garden with second patio area. The rear garden is enclosed by fencing with borders and access to the principal accommodation.

INTEGRAL GARAGE *(APPROX 16'0 X 11'0)*

With electric up and over door. Power and light are installed. Oil fired central heating boiler. Doorway to utility room.

SERVICES

Mains water, electricity and drainage are installed. Oil fired central heating.

TENURE

Freehold.

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POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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