



ASKING PRICE

£215,000



THE DETAILS

 2  1  1



33 William Proctor Court
Douglas
£215,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645 555

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

PROPERTY DETAILS FOR
33 William Proctor Court, Douglas



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THE DESCRIPTION

- Immaculate modern semi detached house
- Superbly presented throughout
- Convenient position on the outskirts of Douglas
- Hall, Lounge, Dining Kitchen
- 2 double Bedrooms, Bathroom
- uPVC double glazing, gas central heating
- Front and rear gardens, off road parking for 3 cars

THE PROPERTY

DIRECTIONS

Leave Douglas centre via the Promenade and at the Villa Marina turn left at the traffic lights. Continue through the next two sets of traffic lights onto Ballanard Road and then right at the roundabout onto Johnny Watterson's Lane. Continue along before turning left into Thomas Keig Road and then take the third turning left into William Proctor Court, continue to the top of the cul-de-sac and the property is on the left hand side.

PORCH/HALLWAY

Stairs leading to the first floor. Laminate wood floor covering.

LOUNGE (*APPROX 13'0 X 13'0*)

Laminate wood floor covering. Large walk-in understairs cupboard. Double doors leading through to:

DINING KITCHEN (*APPROX 16'1 X 9'0*)

Well fitted with a comprehensive range of light wood effect base, wall and drawer units. Matching worksurfaces with tiling behind. 1½ bowl stainless steel sink unit. Belling electric double oven/gas hob. Stainless steel Siemens filter hood above. Plumbing for automatic washing machine. Space for fridge freezer. Attractive laminate floor covering. Double doors leading to the rear garden. Wall mounted Saunier Duval central heating combination boiler.

FIRST FLOOR

LANDING

Loft access.

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BEDROOM 1 (APPROX 13'0 X 13'0)

Pleasant aspect towards countryside and hills.

BEDROOM 2 (APPROX 12'2 X 9'2)

BATHROOM (APPROX 8'8 X 6'8)

Modern white suite comprising bath with shower mixer lead over, wash hand basin and toilet. Part tiled surround. Shaver light. Shelved linen/storage cupboard.

OUTSIDE

Lawned front garden with box hedge boundary. Enclosed lawned rear garden with mature borders, paved patio area and garden shed. Allocated off road parking for 3 cars.

SERVICES

All mains services are installed. Gas fired central heating.

TENURE

Freehold.

POSSESSION

Vacant possession on completion of purchase.

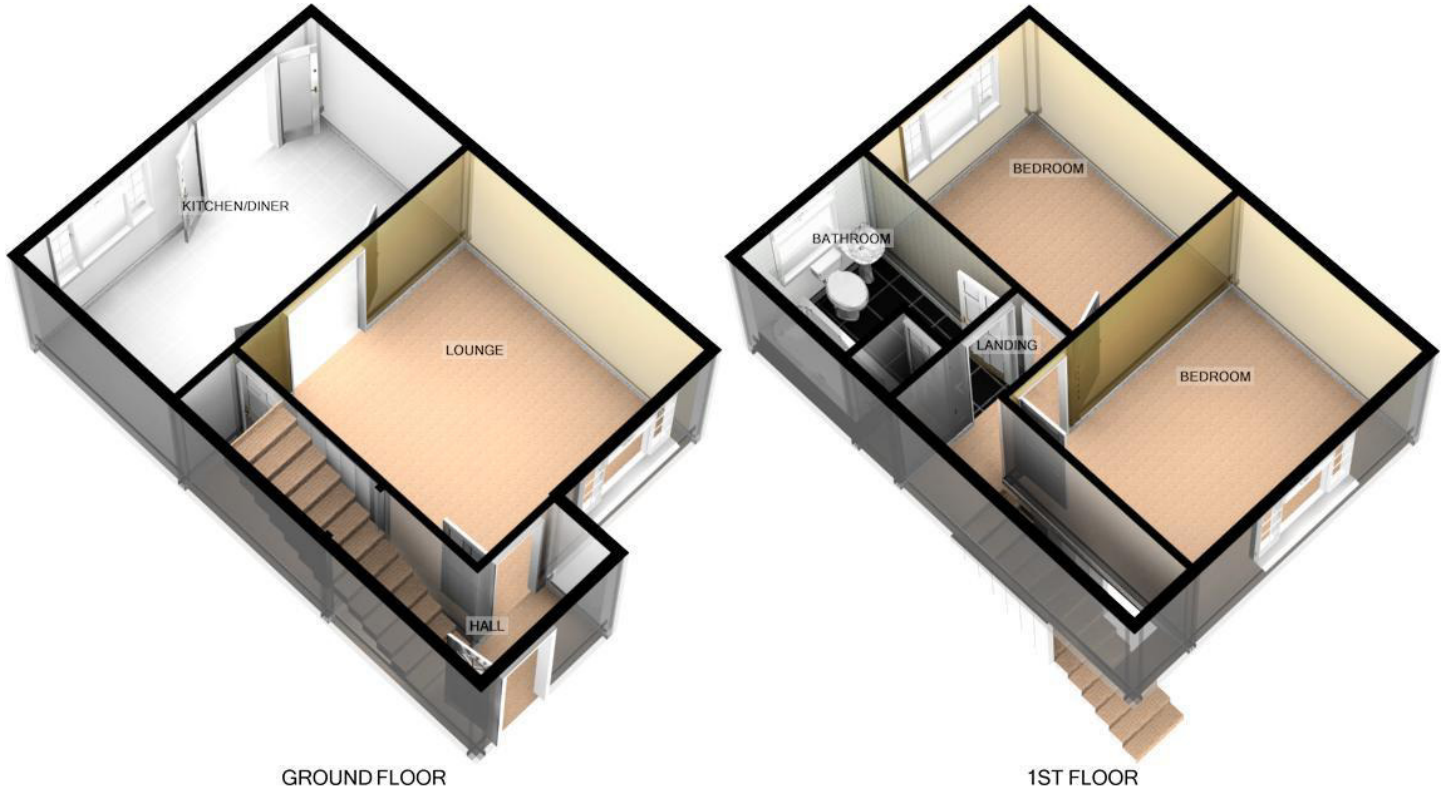
VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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