



ASKING PRICE

£279,950



THE DETAILS



12 Primrose Avenue

Douglas

£279,950

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
12 Primrose Avenue, Douglas



PROPERTY DETAILS FOR
12 Primrose Avenue, Douglas



PROPERTY DETAILS FOR
12 Primrose Avenue, Douglas





PROPERTY DETAILS FOR

12 Primrose Avenue, Douglas

THE DESCRIPTION

- Traditional mid terraced townhouse with Garage
- Convenient location just outside Douglas town centre
- Hall, Lounge, Dining Room, Breakfast Kitchen, Cloakroom
- 3 Bedrooms, Master En Suite, Family Bathroom, WC
- Useful converted Attic
- Oil central heating and uPVC double glazing
- Small front garden, rear yard and Garage to the rear

THE PROPERTY

DIRECTIONS

Leave Douglas centre via Bucks Road and continue onto Woodbourne Road. Immediately before Woodburn Square turn left into Hawarden Avenue and then take the fourth turning right into Primrose Avenue where the property is on the right hand side clearly identified by our For Sale board.

VESTIBULE ENTRANCE

Original ornate coved ceiling.

HALL

Spacious entrance hall with stairs leading to the first floor. Understairs cloaks recess and cupboard. Original coved ceiling, picture rail and dado rail. Covered radiator.

LOUNGE (*APPROX 15'9 X 13'3*)

Bay window. Tiled open fireplace with wooden surround. Original coved ceiling, picture rail, exposed wooden floor. Covered radiator. Folding doors through to:

DINING ROOM (*APPROX 12'6 X 12'2*)

Original coved ceiling and picture rail. Alcove bookcase. Exposed wooden floor. Covered radiator.

BREAKFAST KITCHEN (*APPROX 20'0 X 9'0*)

Fitted with a range of cream 'Shaker' style base, wall and drawer units. Matching worksurfaces with tiling behind. 1½ bowl ceramic sink unit. Freestanding gas cooker/hob. Filter hood over. Integrated dishwasher. Tiled floor to the kitchen area. Door leading to the rear yard.

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

12 Primrose Avenue, Douglas

REAR HALL

Storage area and WC off. Plus access to the garage.

FIRST FLOOR

LANDING

Spiral staircase leading to the attic.

MASTER BEDROOM (*APPROX 12'5 X 11'2*)

Original coved ceiling. Picture rail.

DRESSING AREA (*APPROX 6'10 X 4'6*)

EN SUITE SHOWER ROOM (*APPROX 6'10 X 4'6*)

Tiled shower cubicle with power shower, wash hand basin, bidet and toilet. Towel rail/radiator. Shaver light.

BEDROOM 2 (*APPROX 12'8 X 12'3*)

Fitted wardrobes. Wash hand basin.

BEDROOM 3 (*APPROX 10'0 X 8'10*)

BATHROOM (*APPROX 6'8 X 6'7*)

Fully tiled to compliment a white suite comprising bath with electric shower over and vanity wash hand basin. Shelved linen cupboard. Wall mirror. Shaver light.



PROPERTY DETAILS FOR
12 Primrose Avenue, Douglas

WC

White toilet.

ATTIC (APPROX 17'10 X 13'6)

Accessed via spiral staircase on the landing. Velux roof window. Eaves access. Useful for a variety of purposes such as hobbies room etc.

OUTSIDE

Small front garden. Paved rear yard with shed.

GARAGE (APPROX 18'0 X 11'0)

Single garage set to and approached from the rear service lane. Remote controlled up and over door. Power and light installed. Central heating boiler and plumbing for an automatic washing machine.

SERVICES

All mains services are installed. Oil fired central heating.

TENURE

Freehold.

POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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
Made with Metropix ©2018