

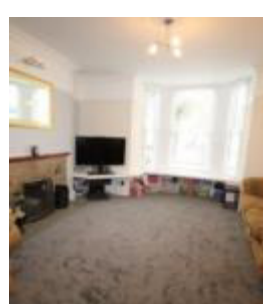


ASKING PRICE

£259,950

THE DETAILS

 5  2  2



37 Derby Road
Douglas
£259,950

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
37 Derby Road, Douglas



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THE DESCRIPTION

- Spacious modernised mid terrace house
- Excellent family home, ideal for town centre living and working
- Re-wired, re-roofed, re-plastered etc
- Lounge, separate Dining Room, 21' Breakfast Kitchen, Utility, Cloakroom
- Master Bedroom with En Suite Shower Room
- 4 additional Bedrooms
- Family Bathroom, separate W.C
- Oil fired central heating and uPVC double glazing
- Easily managed front garden and rear yard with store

THE PROPERTY

DIRECTIONS

Leave Douglas centre via Bucks Road and continue on to Woodbourne Road before turning right into Derby Road just after Woodburn Square. Continue down and the property is on the right hand side just before the turning into Derby Square, clearly identifiable by our 'For Sale' board.

VESTIBULE ENTRANCE

HALL

Spacious entrance hall with stairs leading to the first floor, understairs cupboard and coved ceiling.

LOUNGE (APPROX 15'4 X 14')

Bay window, open stone fireplace, coved ceiling and picture rail. Open plan through to:

DINING ROOM (APPROX 13'5 X 13')

Coved ceiling. Plate rack.

BREAKFAST KITCHEN (APPROX 21' X 9'9)

Attractively fitted with a comprehensive range of cream gloss fronted base, wall, drawer and storage units with matching work surfaces and breakfast bar. Built in electric double oven and microwave combination oven, halogen hob and extractor canopy above. Single drainer stainless steel sink unit. Plumbing for dishwasher. Door through to:

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UTILITY (APPROX 10' X 8')

L-shaped room. Plumbing for automatic washing machine. Door to the rear yard.

W.C

Fitted with a white toilet and wash hand basin.

REAR PORCH/STORE (APPROX 9'5 X 7'4)

Off the kitchen and with access to the rear yard.

FIRST FLOOR

MASTER BEDROOM (APPROX 13'9 X 13'6)

Great sized double bedroom with coved ceiling and two windows.

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

Large walk-in enclosure with plumbed in shower, vanity wash hand basin with storage cupboards below, toilet. Towel rail/radiator and wall mirror.

BEDROOM 2 (APPROX 13'7 X 12'3)

Large double bedroom with coved ceiling.

BEDROOM 3/STUDY (APPROX 12'6 X 6')

Coved ceiling.

BATHROOM (APPROX 7'6 X 6'5)

Coloured suite comprising bath with shower mixer lead over, vanity wash hand basin. Part tiled surround. Shelved linen cupboard and towel rail/radiator.



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W.C

Fitted with a white toilet

SECOND FLOOR

BEDROOM 4 (APPROX 17'10 X 8'6)

Velux roof windows. Eaves access. Door leading to:

BEDROOM 5 (APPROX 14' X 11'5)

Velux roof window.

OUTSIDE

Low maintenance front garden and a rear yard with store housing the central heating boiler and pressurised hot water cylinder.

TENURE

The tenure is freehold.

SERVICES

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

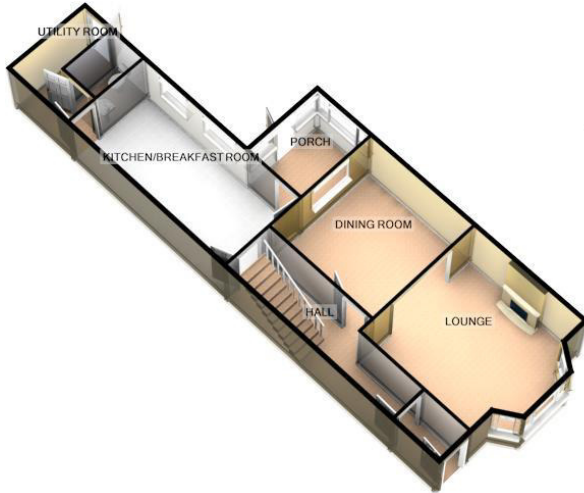
POSSESSION

Vacant possession on completion of purchase.

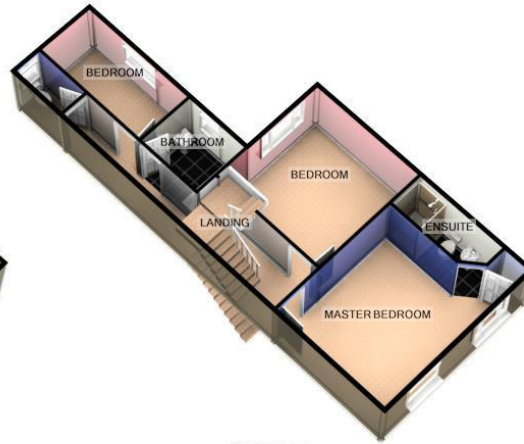
VIEWINGS

By appointment through the Agent, Black Grace Cowley.

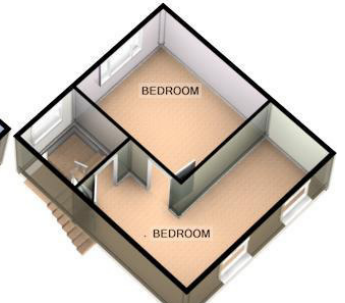
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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