



ASKING PRICE

£265,000

## THE DETAILS

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87 Circular Road

Douglas

£265,000

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PROPERTY DETAILS FOR  
**87 Circular Road, Douglas**



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## PROPERTY DETAILS FOR 87 Circular Road, Douglas

### THE DESCRIPTION

- Newly refurbished and modernised central Douglas townhouse
- Ideal location for town centre living and working
- Spacious, flexible accommodation arranged over 4 floors
- 2 Reception Rooms, 4 Bedrooms and 3 Bathrooms
- uPVC double glazing and gas central heating
- Off road parking for 2 cars to the rear
- No onward chain

### THE PROPERTY

#### DIRECTIONS

Leave Douglas centre via Prospect Hill and turn left at the traffic lights onto Circular Road. Continue along beyond the next set of traffic lights and the property is on the left hand side clearly identified by our 'For Sale' board.

#### ACCOMMODATION

##### ENTRANCE HALL

Composite door with etched glass panel. Ornate coved ceiling and original wooden flooring. Door through to:

##### LOUNGE (APPROX 14'0 X 12'0)

Large uPVC double glazed picture window to the front aspect with wood panelling to either side. High ceiling with coving and picture rail. Chrome downlighters. Original wooden flooring.

##### STUDY/SNUG (APPROX 12'4 X 11'10)

Set of uPVC double glazed French doors opening out onto wrought iron Juliette style balcony. High ceiling with coving and picture rail. Original wooden flooring.

##### HALF LANDING

uPVC double glazed window providing plenty of natural light.



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## LOWER GROUND FLOOR

### LOBBY

Composite door providing access to the rear of the property where the two parking spaces can be located. Built-in understairs storage cupboard. Fully tiled.

### KITCHEN DINER (APPROX 23'7 X 10'10)

Fitted with a high quality German range of soft grey base, wall and drawer units with chrome handles. Contrasting granite effect laminate work surfaces incorporating a stainless steel 1½ bowl sink with mixer tap and drainer. Mosaic tiled splashbacks. Space for small range cooker, overhead extractor fan, integrated dishwasher and breakfast bar with additional storage units. Set of uPVC double glazed French doors providing access to the rear of the property and parking area which could be utilised as a single parking space and small courtyard. Built-in combs cupboard providing space and plumbing for a washing machine or the potential to house a stacked system incorporating washing machine and condenser tumble dryer. RDC unit and CAT 5 cabling to accommodate a hub. Modern chrome downlighters. Coved ceiling and fully tiled flooring.

### BATHROOM (APPROX 7'8 X 5'9)

Fitted with a three piece suite comprising P-shaped bath with mixer tap and shower attachment over with a glass splash screen and chrome handle, pedestal wash hand basin with a tiled splashback and low level W.C. Chrome heated towel rail/radiator. Extractor fan. Coved ceiling, chrome downlighters and tiled flooring.

## FIRST FLOOR

### LANDING

Stairway to the second floor. Coved ceiling. Door to:

### BEDROOM 1 (APPROX 11'11 X 10'11)

Large uPVC double glazed window to the front aspect. Modern chrome downlighters. Coved ceiling, picture rail and original wooden flooring. Door to:



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**EN SUITE (APPROX 7'5 X 5'8)**

Fitted with a three piece suite comprising P-shaped bath with a chrome mixer tap and shower attachment over with a glass splash screen and chrome handle, pedestal wash hand basin with a tiled splashback and low level W.C. Chrome towel rail/radiator. Extractor fan. Coved ceiling with chrome downlighters and tiled flooring.

**BEDROOM 2 (APPROX 12'4 X 11'11)**

uPVC double glazed window to the rear aspect providing pleasant rural views. Coved ceiling with chrome downlighters. Picture rail and tiled flooring.

**FAMILY BATHROOM (APPROX 7'5 X 5'9)**

Fitted with a three piece suite comprising P-shaped bath with a chrome mixer tap and shower attachment over with glass splash screen and chrome handle, pedestal wash hand basin with a tiled splashback and low level W.C. Chrome heated towel rail/radiator. Extractor fan. Coved ceiling with chrome downlighters and tiled flooring.

**SECOND FLOOR**

**LANDING**

uPVC double glazed window providing plenty of natural light. Exposed beams. Door to:

**BEDROOM 3 (APPROX 12'4 X 10'11)**

uPVC double glazed picture window providing excellent rural views. Exposed beam.

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

Two Velux window providing natural light. Exposed beam.



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## OUTSIDE

To the rear of the property there are two allocated parking spaces which could be utilised to provide one parking space and a private courtyard garden if desired.

## N.B.

Recently fitted with high quality Hans Grohe bathroom fittings. New boiler under warranty. Extensively re-wired and plumbed throughout.

## SERVICES

All main services are installed. Gas fired central heating. uPVC double glazed throughout.

## TENURE

The Tenure is 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 ©2019