



ASKING PRICE

£625,000



THE DETAILS

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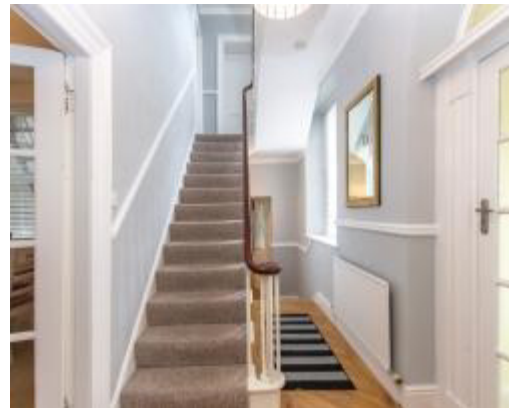
77 Derby Square
Douglas
£625,000

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
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THE DESCRIPTION

- End terrace period town house with private parking, garaging & private lawned garden
- Full planning permission in place for an Orangerie and Roof Terrace
- Sitting Room, Dining Room, Drawing Room and Fully Fitted Kitchen
- 5/4 Bedrooms, 2 Bathrooms and Cinema room
- Garage and new block paved driveway
- Private lawned garden to the front of the property
- Distant sea views over Douglas Bay
- Oil fired central heating with Megaflo style system
- Predominately double glazing

THE PROPERTY

DIRECTIONS

Travelling from the TT Grandstand on Glencrutchery Road in the direction of Onchan turn right at the roundabout down to Victoria Road and go straight over the traffic lights. At the next stop sign continue straight across Derby Road onto Derby Square and the property can be found on the right hand side, on a corner plot clearly identified by our for Sale board.

ENTRANCE

Steps to front door. Boxed in electricity consumer unit. Inner glazed door to:

HALLWAY

Staircase to upper floors. Karndean flooring. Attractive picture window to the side, facing South and overlooking the driveway. Coved ceiling.

SITTING ROOM (APPROX 18'3 X 12'4)

Spacious and bright room with open fire and single glazed dual aspect windows overlooking the front garden with hedgerow for privacy. Picture rail. Newly carpeted.

DINING ROOM (APPROX 12'0 X 12'2)

Large dining room with window the the rear and space for a large dining table.

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KITCHEN (APPROX 13'3 X 10'9)

Fully fitted with a range of base and wall mounted units. One and a half bowl acetate sink and mixer tap. Built in Hotpoint double oven and gas hob. Karndean flooring. Plumbing for a washing machine and space for a tumble dryer. Picture window on the side.

REAR HALLWAY

Under stairs cupboard. Door leading to rear passageway giving pedestrian access to the garage.

LANDING

BEDROOM 2 (APPROX 15'7 X 11'1)

Good sized double bedroom with window to the side.

DRAWING ROOM/BEDROOM 3 (APPROX 17'8 X 13'4)

Presently set up as a bedroom. Dual aspect with built in blinds, distant sea view and views over Derby Square gardens. Centre ceiling light.

BATHROOM (APPROX 11'1 X 11')

Good size bathroom fitted with a four piece suite. Walk in shower with curved screen doors. Corner Jacuzzi bath. Pedestal wash hand basin. W.C. Fully tiled walls. Window to the rear. Radiator.

LANDING

CINEMA ROOM (APPROX 15'8 X 11'1)

Window to the side with sea views. Good size cinema screen. Exposed timber beams.

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MASTER BEDROOM (APPROX 18'5 X 13'1)

Spacious master bedroom which with dual aspect windows which benefit sea views as well as the morning sunshine.

BEDROOM 4 (APPROX 11'3 X 12'2)

Good sized double bedroom with window to the rear. Access to fire escape

TOP FLOOR

BEDROOM 5 (16'2 X 14'7)

This room has planning permission to be converted to a roof terrace. This would be a fantastic outside space with distant sea views and views over Derby Square gardens.

BATHROOM (APPROX 10'10 X 9'10)

Modern bathroom fitted with a panelled bath with mixer tap, shower over and glass shower screen. Wash hand basin. Tiled splash back. W.C. Radiator and towel rail. Access to the fire escape and loft access.

OUTSIDE

Private driveway, block paved. Mature hedgerow for privacy. Private lawned area to the front of the property.

ATTACHED GARAGE (APPROX 25'6 X 12'8)

Accessed from the driveway with permission in place for electric gates. The garage houses the Firebird oil fired central heating boiler which is connected to a Megaflo style pressurised hot water cylinder. Electricity consumer unit. Drop down ladder to loft space storage above the garage.

SERVICES

All main services are installed. Oil central heating.

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TENURE

The tenure is freehold.

POSSESSION

Vacant possession on completion.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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Disclaimer

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