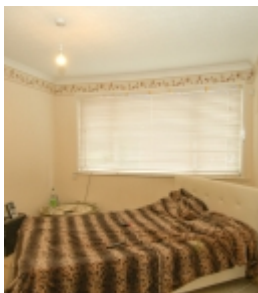


ASKING PRICE

£225,000

THE DETAILS

 3  1  2



21 Falcon Cliff Court

Douglas

£225,000

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
21 Falcon Cliff Court, Douglas





PROPERTY DETAILS FOR

21 Falcon Cliff Court, Douglas

THE DESCRIPTION

- 3/4 bed mews style investment property
- Popular and convenient location
- Hall, Bedroom/Study, Shower Room and Garage on the ground floor
- 22 ft Lounge/Dining Room and Kitchen on the first floor
- 3 Bedrooms and Bathroom on the second floor
- Gas fired central heating and uPVC double glazing
- Large private rear garden
- For sale subject to the existing tenancy

THE PROPERTY

DIRECTIONS

Leave Douglas centre via the Promenade and turn left at the Villa Marina and turn right at the traffic lights onto Victoria Road. Continue along for approximately half a mile and then turn right into Palace Road. Proceed for a short distance, taking the turning on the right hand side into Falcon Cliff Court and then turn left into the cul-de-sac. Continue to the bottom of the road and turn right into the cul-de-sac where the property will be found on the left hand side.

GROUND FLOOR

PORCH

uPVC double glazed entrance door.

HALL

Brick effect feature walls. Stairs to first floor.

REAR HALL

Door to garden and Garage. Plumbing for automatic washing machine.

BEDROOM (APPROX 8'10 X 6'7)

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PROPERTY DETAILS FOR

21 Falcon Cliff Court, Douglas

SHOWER ROOM (APPROX 6'7 X 5'7)

Fully tiled to compliment a modern white suite comprising a corner shower cubicle with plumbed in shower, wash hand basin and toilet. Towel rail/radiator.

GARAGE (APPROX 15'1 X 12'8)

Up and over door with power and light installed.

FIRST FLOOR

UPPER HALL

Stairs to second floor.

LOUNGE (APPROX 22'6 X 12'9)

Spacious room with windows to the front and rear.

KITCHEN (APPROX 9'7 X 7'10)

Fitted with a range of light wood effect base, wall and drawer units, matching work surfaces with tiling behind. Single drainer stainless steel sink unit. Electric oven and hob, filter hood and integrated fridge freezer.

SECOND FLOOR

LANDING

BEDROOM (APPROX 11'5 X 9'5)

Built-in wardrobe.



PROPERTY DETAILS FOR

21 Falcon Cliff Court, Douglas

BEDROOM (APPROX 10'3 X 8'7)

Built-in wardrobe. Sea view.

BEDROOM (APPROX 10'3 X 8'7)

Built-in wardrobe.

BATHROOM (APPROX 7'5 X 6'2)

Fully tiled to compliment a white suite comprising bath with plumbed in shower over, vanity wash hand basin and toilet. Towel rail/radiator. Sea view.

OUTSIDE

Single drive and large private rear garden.

SERVICES

All mains services are installed. Gas fired central heating.

TENURE

The Tenure is Freehold.

VIEWINGS

Viewings strictly through the agent Black Grace Cowley.

POSSESSION

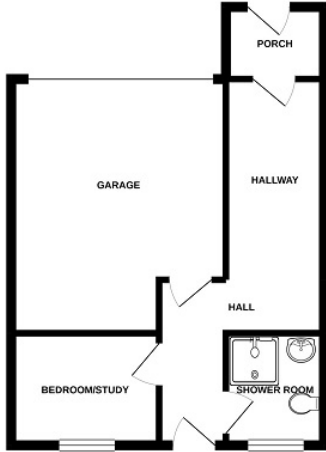
The property is being sold subject to the existing tenancy. Current rental £1000 P.c.m exclusive of rates.

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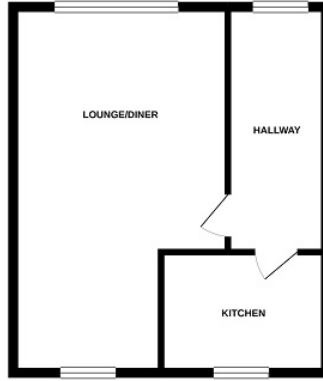
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FLOORPLAN

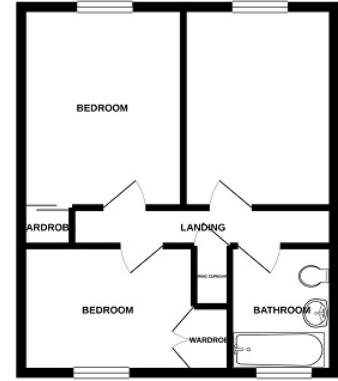
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DETAILS FOR

21 Falcon Cliff Court, Douglas

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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