



ASKING PRICE

£499,950



THE DETAILS

 4  1  3/4



Carraghyn, 14 Cronkbourne Road

Douglas

£499,950

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD











THE DESCRIPTION

- Large semi detached period home situated over 3 floors within a much sought after location in Douglas
- Elevated South West facing position allowing plenty of natural light, overlooking Brunswick Gardens
- Entrance Porch, spacious Hallway and Landings, Lounge, Dining Room, Breakfast Room, Kitchen
- 4 Bedrooms, Family Bathroom, W.C., Attic Room with potential for a Reception Room
- Detached single Garage, off street parking for 4+ vehicles, detached Boiler Room/Workshop
- Lawned Gardens to the front and rear stone walled garden
- Part double glazed, part original sash windows
- Plenty of period features throughout
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to be able to offer this imposing 4 Bedroom, 3 storey, period semi detached house on Cronkbourne Road, Douglas. No. 14 is situated in an elevated position with its own private driveway and detached single Garage. The elevated position gives the property views over Brunswick Gardens and beyond to the rural hillside.

At the front is a lawned garden with a mature hedge, tarmac driveway for over 4+ vehicles which leads to the property's Entrance Porch with quarry tiled floor through to the Entrance Hall. Off the Hallway is a large Living Room with an arched bay window looking over the gardens to the front, separate Dining Room and door to the Breakfast Room situated to the rear of the property looking over the rear garden. From the Breakfast Room are two under stairs storage cupboards, one being used as a Pantry. uPVC double glazed door giving access to the garden then onto the modern fitted Kitchen.

Carpeted stairs up to the first floor. Off the Half Landing is a separate W.C. Large sash window giving plenty of natural light to the first floor landing and stairwell. 3 large double Bedrooms and Family Bathroom with modern walk in shower cubicle and built in storage cupboard under the stairs. Also off the landing is a door to the staircase leading up to the top floor. On the top floor is an open Attic Room which could be used as a Study or separate Reception Room with a Velux sky light. From the Attic Room is a door leading to Bedroom 4 with uPVC double glazed window to the front aspect, as well as a large walk in Store Room with access to eaves storage.



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To the rear of the property there is a well maintained lawned garden with Manx stone wall boundaries. Detached Boiler Room/Workshop which currently houses the oil fired central heating boiler. In addition there is a detached single Garage with full pitched roof which is accessed directly off the driveway.

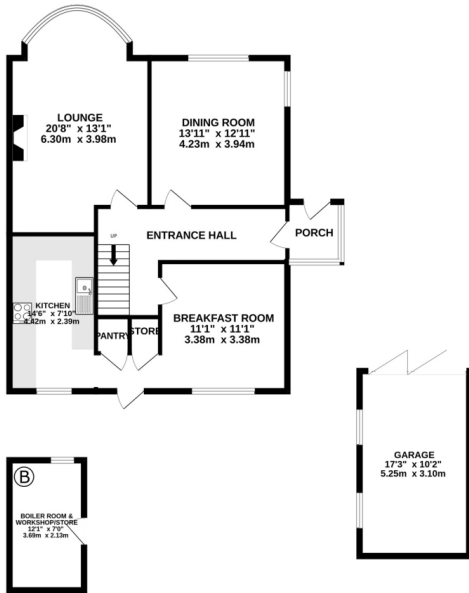
The property itself benefits from some stunning original features throughout. Oil fired central heating, private gardens and plenty of off street parking for a Douglas location with rural views. To truly appreciate the space that is on offer a viewing is highly recommended, contact Black Grace Cowley on 01624 645555 or email hello@blackgracecowley.com

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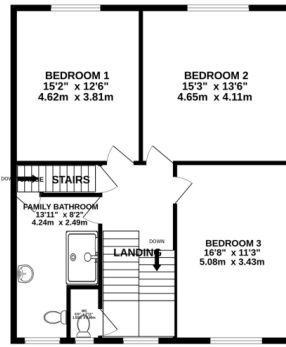
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FLOORPLAN

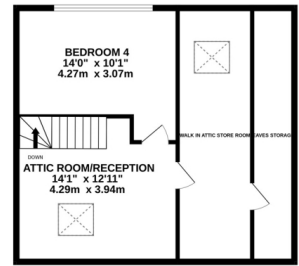
GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOP FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2542 sq.ft. (236.2 sq.m.) approx.

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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