



ASKING PRICE

£275,000



## THE DETAILS



3



1



1



45 Cooil Drive

Douglas

£275,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR  
45 Cooil Drive, Douglas



PROPERTY DETAILS FOR  
45 Cooil Drive, Douglas





PROPERTY DETAILS FOR

## 45 Cooil Drive, Douglas

### THE DESCRIPTION

- Semi detached house in need of some cosmetic modernisation
- Lounge Diner, fitted Kitchen
- 3 Bedrooms and Family Bathroom
- Integral Garage and off street parking
- Lawned gardens to both front and rear
- Part uPVC double glazed, gas fired central heating
- No onward chain

### THE PROPERTY

Black Grace Cowley are pleased to offer to the market No. 45 Cooil Drive. The property is a 3 Bedroom semi detached modern home with lawned garden to the front and off road parking for one vehicle. The Entrance Porch gives access into the property's Hallway with stairs to the first floor. From the Hall there is a doorway into the Lounge Diner that stretches front to back with uPVC double glazed windows. Door into a modern Kitchen, fitted with a contemporary style range of wall and base units and double glazed window looking onto the rear garden. Large built in under stairs cupboard. From the kitchen there is a door leading into the integral Garage with up and over door to the front, space and plumbing to the rear to create a utility area and door giving access out to the rear garden.

On the first floor there are 3 Bedrooms, 2 of which are double bedrooms with the larger at the front of the property providing views across Douglas and out to sea, the third bedroom also situated to the front is a Box Room/Study. The Family Bathroom is at the rear, fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and W.C.

The rear garden is mainly laid to lawn with stepped access to a sloped garden with stock proof fenced boundary.

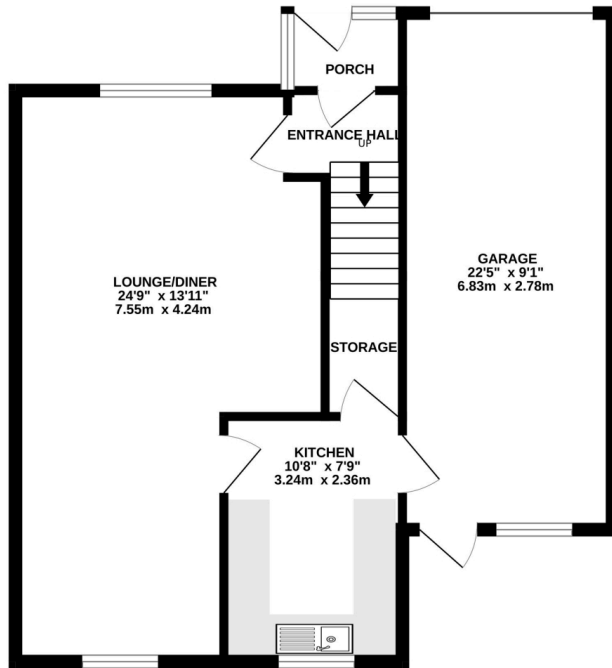
The property has been tenanted for a number of years and would now benefit from modernisation throughout. Ideal for a First Time Buyer or convenient family home given it's location being within close driving distance of Douglas town centre, the airport as well as local schools and amenities.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

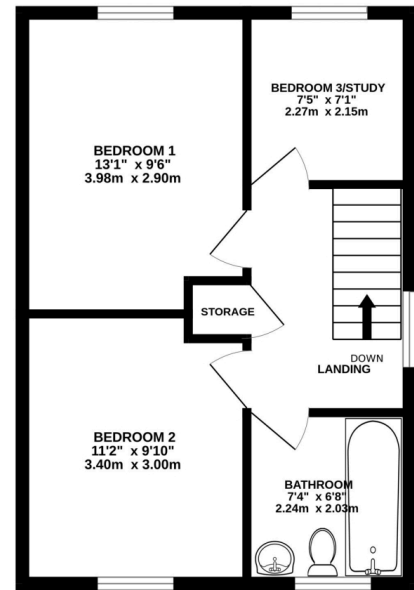
**a:** 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# FLOORPLAN

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.  
Made with Metropix ©2024



PROPERTY DETAILS FOR

# 45 Cooil Drive, 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.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

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.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

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