



ASKING PRICE

£299,950



## THE DETAILS



2



1



1



12 Victoria Avenue

Douglas

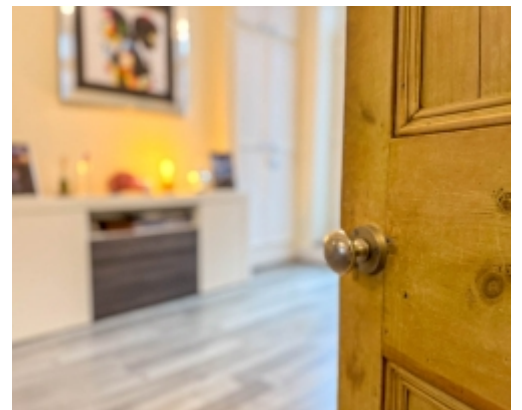
£299,950

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

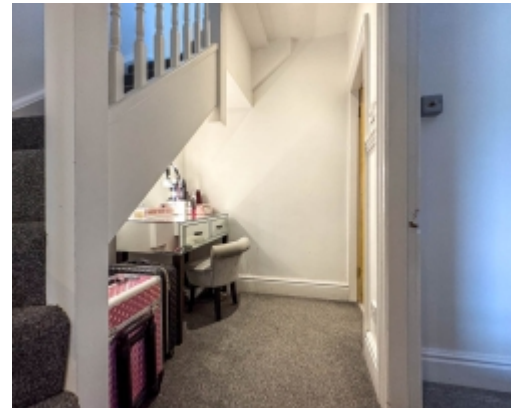
PROPERTY DETAILS FOR  
12 Victoria Avenue, Douglas



PROPERTY DETAILS FOR  
12 Victoria Avenue, Douglas



PROPERTY DETAILS FOR  
**12 Victoria Avenue, Douglas**



PROPERTY DETAILS FOR  
12 Victoria Avenue, Douglas







PROPERTY DETAILS FOR

## 12 Victoria Avenue, Douglas

### THE DESCRIPTION

- Modern Mid-Terrace Period House within a quiet cul-de-sac location in Douglas
- Open-plan Lounge/Diner with a modern fitted Kitchen with integrated appliances
- 2 Generously sized double Bedrooms, recently fitted luxury Family Bathroom with underfloor heating
- Additional Attic Room/Hobby's Room with a large skylight
- Rear courtyard garden with Utility Shed and a small garden area to the front
- Gas Central Heating
- To be sold with no onward chain

### THE PROPERTY

Black Grace Cowley are pleased to offer 12 Victoria Avenue to the market. This well maintained period terraced house has been modernised by the current vendor. To the front of the property is a wrought iron gate which leads to the footpath, to the left is a small courtyard garden.

A uPVC double glazed door provides access into the entrance porch, which then continues through to the entrance hall which has carpeted stairs up to the first floor. Off the entrance hall is a door into a spacious bay fronted lounge diner with ornate coving, inglenook fireplace with a multi-fuel burner, uPVC double glazed windows and a double glazed door giving access out to the rear courtyard. There is a built in understairs storage cupboard and a period style stained glass sliding door, giving access into the kitchen. The kitchen is fitted with contemporary high gloss wall and base units with an integrated electric oven, ceramic hob, integrated dishwasher. Washing machine and a freestanding fridge freezer, which the vendor is willing to leave. Two windows offer plenty of natural light.

**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

## 12 Victoria Avenue, Douglas

Taking the stairs up to the first floor from the hallway, there is a spacious landing with a secondary staircase taking up to the top floor. Beneath the staircase there is an open plan landing dressing area. Off the half landing is the luxury family bathroom which has been recently modernised with a P-shaped bath with waterfall shower over and glass shower screen, wash hand basin with a mirrored vanity cabinet above and WC. Fully tiled wall and flooring with under floor heating, remote controlled mood light, spot lights and a double glazed window offering plenty of natural light. In addition to the family bathroom off the landing are two bedrooms, bedroom 2 is situated to the rear, which is a comfortable double bedroom, bedroom 1 stretches across the front of the property with two double glazed windows offering plenty of natural light. Taking the stairs up to the attic space there is a door for entry. It's a perfect hobby's room or additional study space with a large Velux window offering plenty of natural light with carpeted flooring, power and lighting and good size storage room.

To the rear of the property is a courtyard garden, which is fully walled with a gate giving access out to the back lane. There is a utility shed, measuring approx. 8ft x 6ft, which has space and plumbing for both a washing machine and tumble dryer. There is a worktop area and wash hand basin.

The property is situated within walking distance of Nobles Park, Tesco and close proximity of local bus routes, short distance from Douglas Promenade and the beach. The property is being sold with no onward chain. Please call Black Grace Cowley to arrange a viewing on 01624 645555.

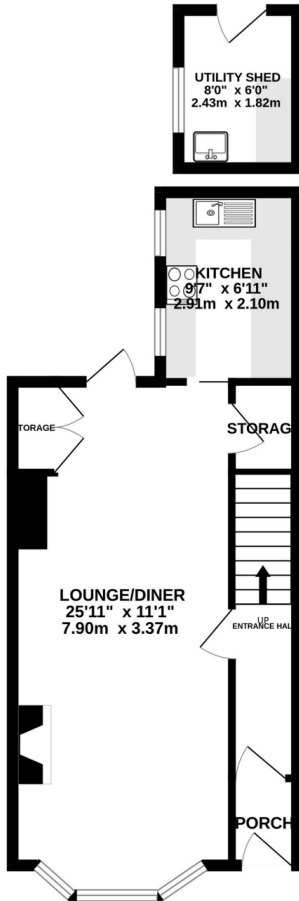
**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

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

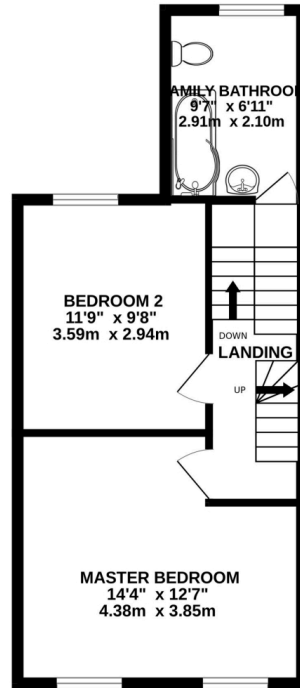


# FLOORPLAN

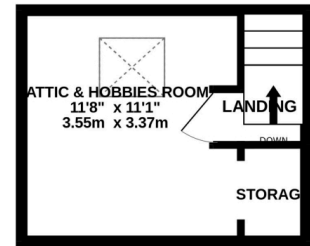
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
167 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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 ©2025



PROPERTY DETAILS FOR

12 Victoria Avenue, 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