



ASKING PRICE

£309,950



## THE DETAILS

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9 Terence Avenue

Douglas

£309,950

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

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



PROPERTY DETAILS FOR  
9 Terence Avenue, Douglas





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## 9 Terence Avenue, Douglas

### THE DESCRIPTION

- Semi-Detached 1930's house in a quiet cul-de-sac location
- 3 Bedrooms, Family Bathroom and Separate WC
- 2 Reception Rooms, Kitchen Breakfast Room, Rear Porch
- Southwest Facing Rear Garden
- Detached Single Garage, off street parking for 3 cars
- Double Glazed windows throughout, Gas Fired Central Heating
- In need of for refurbishment
- No onward chain

### THE PROPERTY

Black Grace Cowley are pleased to offer 9 Terence Avenue in Douglas to the market. This excellently sized semi-detached period house is situated within a quiet cul-de-sac and walking distance of local schools. The property benefits from off street parking for two to three vehicles, there is a lawned garden to the front and a footpath that leads to the properties entrance. Upon entering the property there is a spacious entrance hall with a built in cloaks cupboard and stairs up to the first floor. Off the entrance hall there is a bay fronted living room situated to the front of the house, an additional reception room to the rear, which is currently used as a dining room with a period fireplace and double glazed window looking onto the rear garden. Also off the entrance hall is a door into the dual aspect kitchen breakfast room with a single bowl stainless steel sink and double drainer, large built in under stairs larder cupboard with a double glazed window to size to side (other properties in the street have turned this into a downstairs WC). Off the kitchen breakfast room is a rear porch which has a uPVC double glazed door giving access out onto the rear garden. Taking the stairs up to the first floor there is a bright and spacious landing area with a large double glazed window, offering plenty of natural light. There are three bedrooms, two of which are good sized double bedrooms and a single bedroom. There is a family bathroom with panelled bath, wash hand basin and WC, there is also an additional separate WC off the first floor landing. The attic space could be converted to provide additional living space, subject to planning/building regulation, which many many homes within the cul-de-sac have already done.

To the rear of the property is a fully enclosed private south-west facing garden with mature hedge borders, mainly lawned with a side gate giving access to the driveway. There is a detached single garage with an up and over door to the front and window to the rear looking onto the garden.

The property benefits from partial rural views from the upper floors. Gas fired central heating. To be sold with no onward chain. In need of a full refurbishment.

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## 9 Terence Avenue, Douglas

The property is situated within just a few minutes drive of Douglas Town Centre, close to local bus routes and local schools.

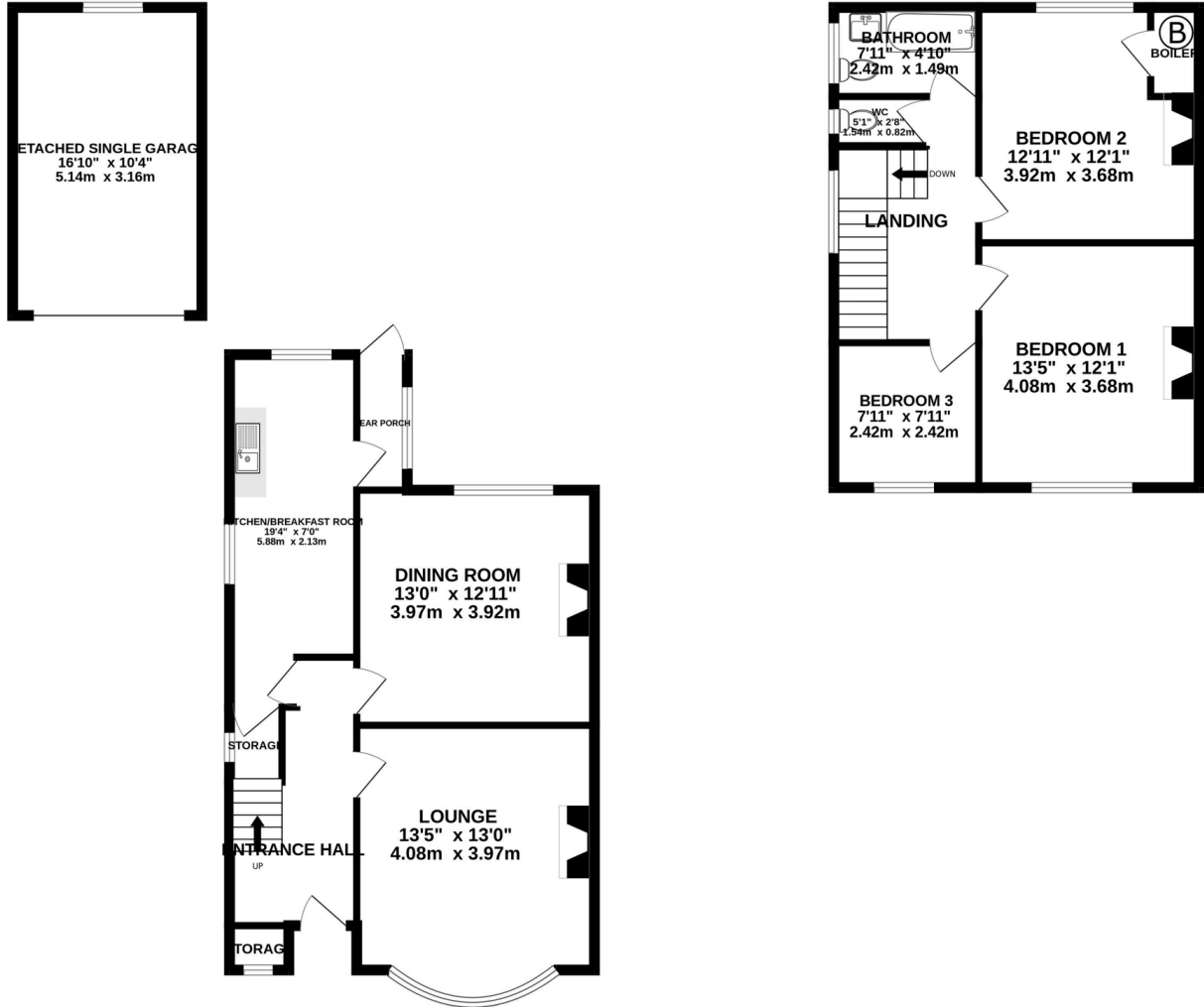
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# FLOORPLAN

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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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## Disclaimer

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