



ASKING PRICE

£329,950

## THE DETAILS

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13 Hawarden Avenue

Douglas

£329,950

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













## THE DESCRIPTION

- Mid Terrace property with period features throughout
- Part way through refurbishment, to be sold as seen
- Located within an easy walk and distance to Douglas Town Centre
- 2 Reception Rooms, Large Kitchen Breakfast Room
- 3 Bedrooms and 2 Bathrooms
- Courtyard garden to the rear
- Double Garage with up and over door, accessed via the rear lane
- No onward chain

## THE PROPERTY

Black Grace Cowley are pleased to offer this unique opportunity for a purchaser to complete a refurbishment project to their exact standards. 13 Hawarden Avenue is a period mid-terraced townhouse in Douglas, situated within walking distance of Douglas Town Centre.

Upon entering the property there is a spacious entrance porch that leads through to a bright and airy entrance hallway with built in storage under the stairs. Off the hall is a bay fronted living room to the front aspect with a feature fireplace. There's a separate dining room, which looks onto the property's rear courtyard. At the end of the hallway, there is an excellent sized kitchen breakfast room, with a period fireplace and built in storage, double glazed window and uPVC double glazed door giving access out the courtyard. Taking the stairs up to the first floor, to rear of the property there is a split landing providing access to bedroom three, which benefits from a 'Jack and Jill' family bathroom. Bedroom three has dual aspect windows and a door to the rear. The bathroom itself has mermaid panelling in situ, but could be finished to the owners taste. Off the main landing are bedrooms one and two, bedroom one is situated to the front of the property, which has an en-suite bathroom and bedroom two is situated to the rear. They are all excellently sized double bedrooms.

In addition to the house, at the rear of the property, there is a double garage with an up and over door accessed from the rear lane. There is also a pedestrian access and a doorway that leads into the rear courtyard garden of no.13.



PROPERTY DETAILS FOR

## 13 Hawarden Avenue, Douglas

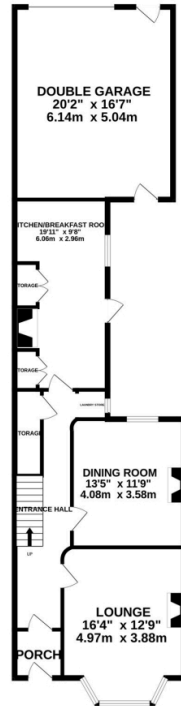
The house has been partly refurbished and replastered throughout. The plumbing and wiring is all set for the finishing touches to the kitchen and bathrooms. It's an excellent opportunity for somebody to finish off a period house to their exact liking, for more information, please call Black Grace Cowley on 01624 645555.

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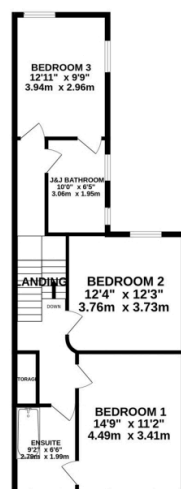
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# FLOORPLAN

GROUND FLOOR  
1035 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 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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