



ASKING PRICE

£499,000



THE DETAILS



4



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2



11 Grosvenor Road

Douglas

£499,000

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

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



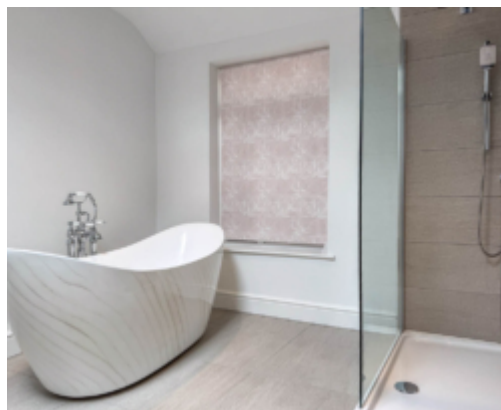


PROPERTY DETAILS FOR
11 Grosvenor Road, Douglas



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THE DESCRIPTION

- Period Townhouse within a quiet cul-de-sac location
- Refurbished to an exceptional standard and retaining many period features throughout
- Open-plan Kitchen/Living Space plus an additional TV Room/Snug
- Walk in Boiler Room and 1st Floor Laundry Room
- 4 Bedrooms and 2 Bathrooms
- Rear Courtyard and southwest facing garden to the front
- Distant rural views from the upper floors
- Re-roofed and fully insulated
- Oil Fired Central Heating, Double Glazed throughout
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 11 Grosvenor Road to the market. This beautiful townhouse situated towards the end of a quiet cul-de-sac location in a sought after part of Douglas Town Centre. The property benefits from the original and traditional wrought iron railings and dwarf wall frontage with a southwest facing garden with footpath leading to the front of the property. Upon entering the property there is an entrance porch with tiled floors and a panelled door giving access into the hallway. The hallway is very impressive with partially panelled walls and carpeted stairs leading to the first floor. Off the entrance hall a door provides access into an open-plan kitchen/lounge/dining space with full height Victorian ceiling with detailed architrave, ceiling rose and panelled walls. The living space has a large bay window to the front aspect with a feature log burner and an opening into the kitchen area. The kitchen is fitted with a range of duck egg wall and base country style units with chrome handles and granite worktops. Integrated induction hob, overhead extractor, double oven, plate warmer, fridge freezer and dishwasher, Belfast style sink with mixer taps and a window that looks onto the rear yard. To the rear of the hallway is the TV room/Snug which has a double glazed window to side aspect and a uPVC double glazed door giving access to the rear courtyard. Off the TV room there is a door providing access into a walk-in boiler room with a Worcester Bosch oil fired central heating boiler and pressurised hot water cylinder, tiled floors and plenty of storage. Lastly, on the ground floor is a downstairs WC, situated under the stairs, with a wall mounted wash hand basin with vanity unit below and WC.

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Taking the stairs up to the first floor, there is a bright and spacious landing, which provides access into the walk in laundry room, which has a stacking system for a washing machine and tumble dryer with built in storage, doubling the room up as a utility room. The family bathroom, also situated on the first floor, has been fitted out with a high end four piece suite comprising of a heritage freestanding contemporary style bath with mixer taps, walk in shower cubicle, WC and wash hand basin, fully tiled walls and floor and a large window offering plenty of additional natural light. The master bedroom is also found on the first floor, and fitted with a double glazed window to the front aspect, walk-in dressing room/wardrobe space and a modern en-suite shower room fitted with a walk in wet room style shower, wash hand basin and WC. Lastly on the first floor, is bedroom 4, which would make for a comfortable single bedroom or potential home office.

On the second floor is good size landing. To the front of the property is Bedroom 2, a generous room with two double glazed windows looking across the tennis courts and bowling green with distant rural views towards the southwest of the island. Bedroom 3 is a very comfortable double bedroom situated to the rear of the property with a double glazed window and carpeted floor.

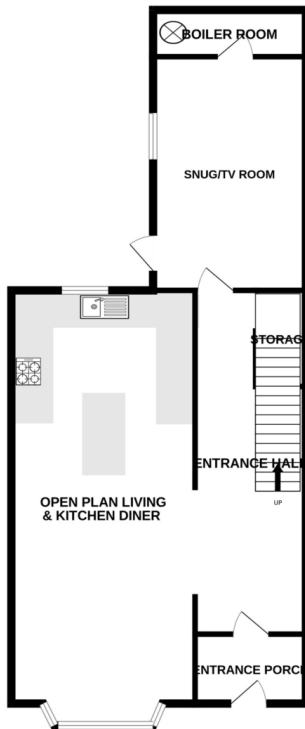
To the rear of the property there is a courtyard which houses the oil tank and is the perfect addition for outdoor storage. A timber gate provides access into the rear lane at the back of the property.

The house has been refurbished from top to bottom and is in excellent condition, the current vendors have been sympathetic to the period of the home, by introducing the wood panelled walls, country style kitchen and sympathetically designing the bathrooms to suit. The property is located within easy walking distance of Douglas's local amenities and within easy access of the bus routes and on street parking available opposite the property. Offered for sale with no onward chain.

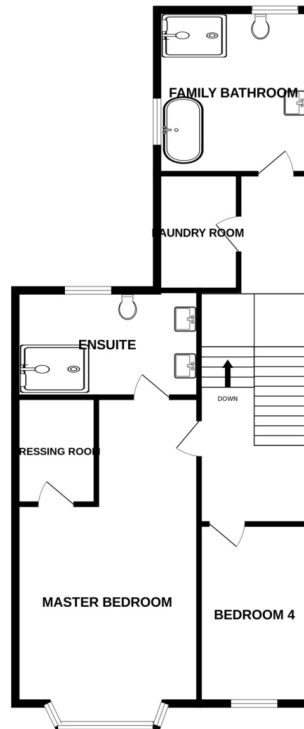
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FLOORPLAN

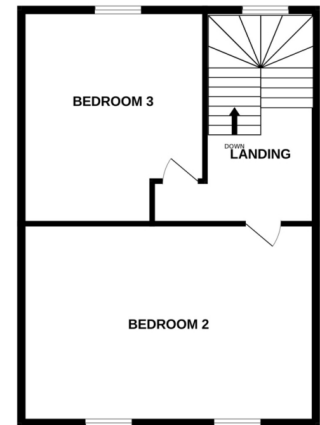
GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.3 sq.m.) approx.



TOP FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2299 sq.ft. (213.6 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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