



ASKING PRICE

£165,000



THE DETAILS



2



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1



Flat 1

1 Woodburn Square, Douglas

£165,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

Flat 1, 1 Woodburn Square, Douglas



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THE DESCRIPTION

- Ground Floor Flat situated in central Douglas
- Lounge/Diner, Kitchen, 2 Bedrooms, 1 Bathroom
- Front Garden Privately Owned
- Shared Private Rear Courtyard Garden and Allocated Parking
- Double glazed throughout, Gas Central Heating
- Intercom system
- No onward chain

THE PROPERTY

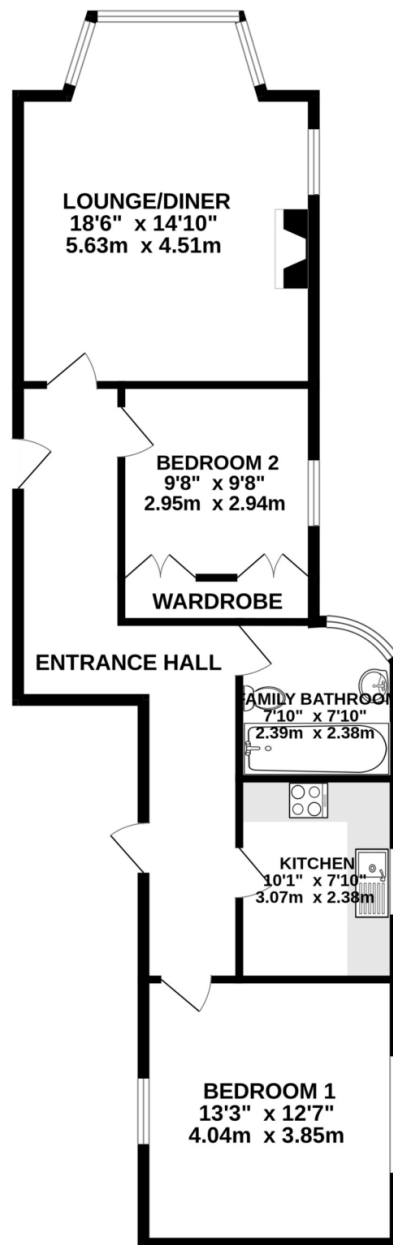
Black Grace Cowley are pleased to offer Flat 1, Woodburn Square to the market. This ground floor corner flat benefits from some original period features, including stunning ceiling heights and a large bay window to the front of the property. Upon entering the flat, there is an L shaped hallway, which stretches from the front to the rear of the building. A door into the lounge/diner, which has original coving, dual aspect double glazed windows with a large bay window to the front, looking onto Woodburn Square and feature fireplace. Also off the hallway, is a door into bedroom 2 situated to the side of the building which has a double glazed window offering plenty of natural light and a bank of fitted wardrobes to one end. Continuing down the hall, there is a double glazed window in the hallway which offers plenty of natural light from the property's rear courtyard. The family bathroom has half tiled walls, panelled bath, WC and wash hand basin with vanity below. The kitchen is fitted with a range of wall and base units with laminate tops, stainless steel sink and drainer, wall mounted gas Valliant boiler, integrated oven and hob. Space for slim line dishwasher, washing machine and fridge freezer. From the hallway there is a door that gives access out to the rear courtyard. Lastly, at the very end of the hallway is bedroom 1, situated to the rear of the flat, with dual aspect double glazed windows, this is an excellent sized double bedroom. Privately owned front garden with allocated off street parking to the side of the property (private to flat 1) shared rear courtyard.

The property benefits from newly fitted carpets throughout the principal living and bedroom areas and hallway. The property forms part of a freehold block of three flats with an active management company in place. The property is located within easy walking distance of Douglas Town Centre and just across the road from The Terrace and for additional outside space is Woodburn Square.

To arrange a viewing, please call Black Grace Cowley on 01624 645555.

FLOORPLAN

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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PROPERTY DETAILS FOR

Flat 1, 1 Woodburn Square, Douglas

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