



ASKING PRICE

£305,000

## THE DETAILS

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18 Victoria Avenue  
Douglas  
£305,000

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



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## THE DESCRIPTION

- Spacious Terraced House
- Situated in a quiet cul-de-sac location
- Within easy walking distance of Douglas Town Centre and Noble's Park
- Open-plan Lounge/Diner with Feature Log Burner
- Extended Kitchen, Utility Room
- 2 Bedrooms, Bathroom
- Additional Attic/Home Office Room
- Front and Rear courtyard gardens
- Oil Central Heating, Underfloor heating in Kitchen
- Double Glazed throughout

## THE PROPERTY

Black grace Cowley are delighted to offer 18 Victoria Avenue to the market. A modernised mid-terrace period house situated within a quiet cul-de-sac in Douglas and just a short walk of Noble's Park.

To the front of the property there is a small courtyard garden with a path leading up to the front door which provides access into the entrance porch, which leads through to the entrance hallway. Off the entrance hall, there is an open-plan lounge/diner with a feature log burner, uPVC double glazed window to the front aspect and a built-in under stairs storage cupboard with shelving. An opening leads through to the extended kitchen which is fitted with a range of modern wall and base units, solid wood worktops, tiled floor with underfloor heating, a set of uPVC double glazed patio doors lead out to the rear courtyard, where the utility room can also be accessed. The utility room has a double glazed window, range of wall and base units, space and plumbing for a washing machine and tumble dryer, plus ample room for storage and houses the oil fired central heating boiler.

On the first floor there is a good size landing, which has an additional set of stairs taking you up to the attic/home office space, built in storage with shelving. Off the first floor landing, are two double bedrooms, Bedroom 1 stretches across the front of the property with a bank of fitted wardrobes to one wall and two double glazed windows offering plenty of natural light. Bedroom 2 is situated to the rear and is a good sized double bedroom with a double glazed window looking down to the rear courtyard. The family bathroom has been finished to a modern standard and features a panelled bath with shower over, wash hand basin and WC. From the landing there is a staircase leading up to the attic/home office with a Velux window and built in eaves storage to both sides and built in wardrobe.



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To the rear there is a courtyard garden with a gate giving access out to the rear lane. To the front of the property there is a paved courtyard garden which benefits from an outside tap.

The property is within easy walking distance of Victoria Road Tesco, Noble's Park and just a short walk down the hill to Douglas Town Centre.

Smart Nest Thermostat, Oil Fired central heating.

The property has been maintained to an excellent standard by the current vendors, to appreciate the space that is on offer, please call Black Grace Cowley on 01624 645555 to arrange a viewing.

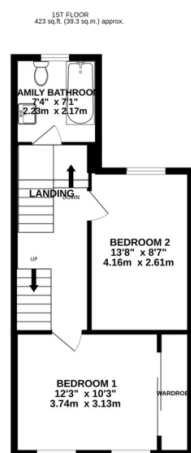
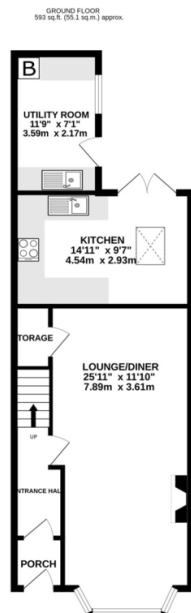
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# PROPERTY DETAILS FOR 18 Victoria Avenue, Douglas

## FLOORPLAN



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 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.  
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## Disclaimer

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