



ASKING PRICE

£239,950



THE DETAILS



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7 Hatfield Grove

Douglas

£239,950

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

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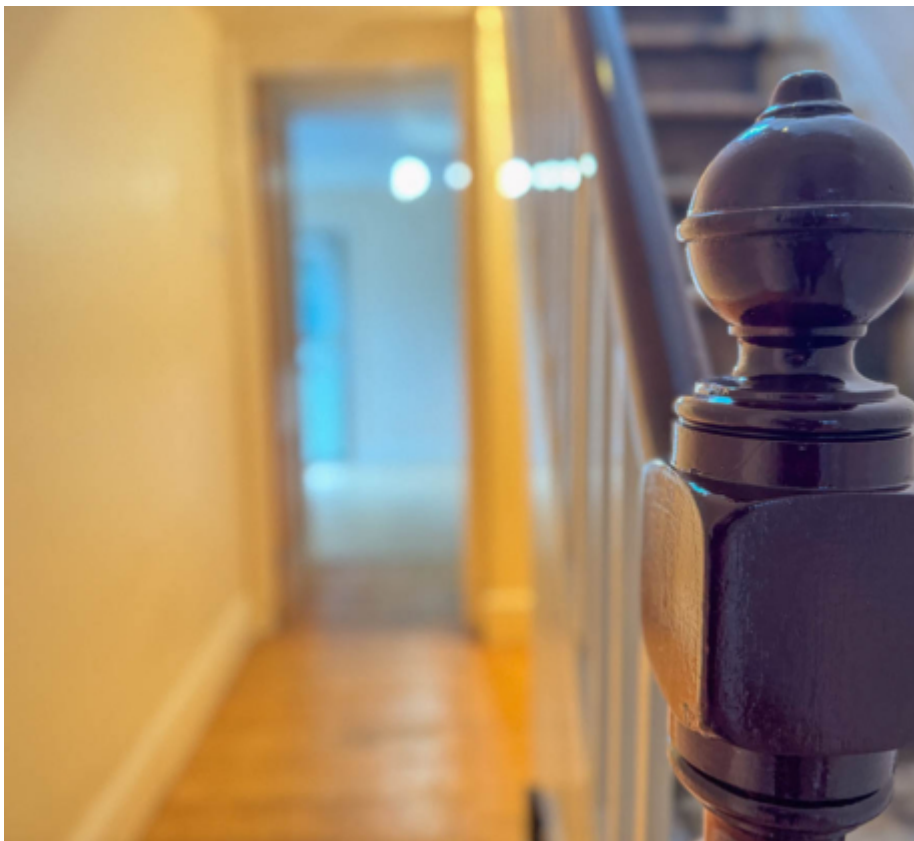
PROPERTY DETAILS FOR
7 Hatfield Grove, Douglas



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THE DESCRIPTION

- Mid Terrace Period House
- Situated in a cul-de-sac location in Douglas
- Lounge, Dining Room, Modern Fitted Kitchen
- Downstairs Boiler Cupboard
- 2 Bedrooms, Bathroom
- Private Rear Courtyard
- Retaining period features such as original stripped floors and period fireplace
- Gas central heating, Part Double Glazed
- Requires some cosmetic modernisation
- To be sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 7 Hatfield Grove to the market. This period, terraced property sits within a quiet cul-de-sac location in Douglas. The property retains many period features such as an open fireplace, waxed and sanded original floorboards and coving.

Upon entering the property there is an entrance porch which leads through to the hallway. The hallway has stripped floors with a staircase leading up to the first floor. Off the hallway is a door into the lounge diner, which stretches from the front to the rear of the property, uPVC doubled window to the rear and sliding sash timber windows to the front. Period open fireplace in the living space and a decorative feature fireplace in the dining area. At the end of the hall there is a modern galley kitchen fitted with a range of beech effect wall, base and drawer units with chrome handles, laminate worktops and an integrated electric oven and ceramic hob. Space and plumbing for under counter fridge and freezer, wood effect floors, uPVC double glazed window and a double glazed door leading onto the courtyard. At the rear of the kitchen there is a door into a boiler cupboard fitted with an Alpha Gas Combi Boiler, with ample space for a washing machine, timber window looking onto the rear courtyard.

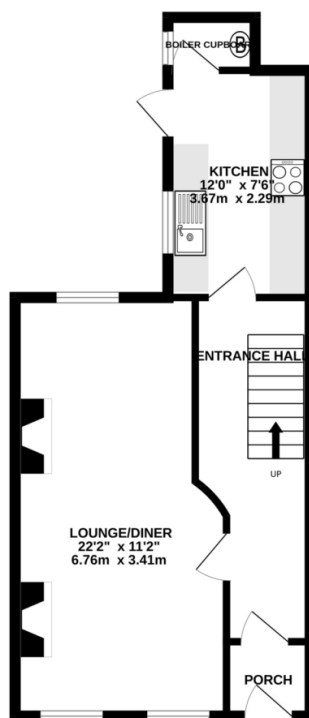
On the first floor is a good size landing providing access to two bedrooms, bedroom 1 is situated to the rear of the house and bedroom 2 is situated to the front. Lastly off the landing is a good sized family bathroom fitted with a panelled bath, wash hand basin and WC.

The property is being offered for sale with no onward chain. Located within easy walking distance of Douglas Town Centre and close to bus routes. Ideal first time buyer property.

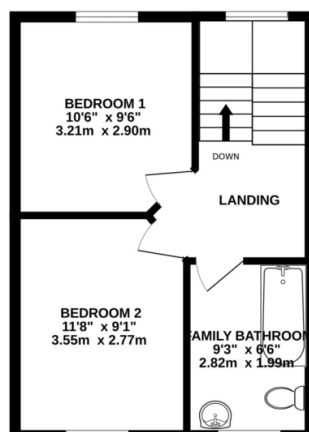
PROPERTY DETAILS FOR 7 Hatfield Grove, Douglas

FLOORPLAN

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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