



ASKING PRICE

£325,950



THE DETAILS



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7 Oxford Street

Douglas

£325,950

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
7 Oxford Street, Douglas



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THE DESCRIPTION

- Fully modernised three-bedroom mid-terrace townhouse in Douglas
- Period features and high ceilings throughout
- Lounge/diner and modern galley kitchen/breakfast room
- Ground floor WC/boiler room
- Two double bedrooms (one en-suite) and third bedroom/study
- Family bathroom
- Attic room with Velux skylights
- Rear courtyard and front patio garden
- Walking distance to Douglas town centre and bus links

THE PROPERTY

Black Grace Cowley are delighted to present No. 7 Oxford Street, Douglas, a recently modernised mid-terrace townhouse situated in a highly sought-after location within easy reach of the town centre.

The property is approached via a raised front patio garden with a pathway leading to a composite entrance door, opening into a vestibule and onward to a welcoming entrance hall with carpeted stairs rising to the first floor. From here, a door leads into a spacious and impressive lounge/diner, boasting high ceilings and a bright dual-aspect with three uPVC double-glazed windows—two to the front and one to the rear.

To the rear of the property, the entrance hall opens into a stylish galley-style kitchen/breakfast room, fitted with a contemporary range of high-gloss wall and base units and integrated appliances. The kitchen enjoys excellent natural light from two uPVC windows and a glazed door providing access to the rear courtyard, along with space for a small breakfast table. A further door leads to a downstairs WC, which also houses the Worcester Bosch oil-fired central heating boiler.

On the half landing, a characterful archway leads to the family bathroom, fitted with a panelled bath, wash hand basin, and WC, complemented by a sloping ceiling and a frosted uPVC window to the rear. Continuing to the first floor, there are two well-proportioned double bedrooms and a third bedroom, ideal as a study. The principal bedroom is located to the rear and benefits from an en-suite shower room, while the second bedroom to the front features two large windows and a charming cast iron fireplace.

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From the landing, a further staircase leads to a versatile attic room with two Velux skylights, providing an abundance of natural light, along with useful eaves storage—ideal as a hobby room or additional workspace.

Externally, the property benefits from a private enclosed rear courtyard garden, which also houses the oil tank.

Ideally located just a short walk from Douglas town centre, local amenities, and the Promenade via Derby Square, the property also benefits from excellent transport links, with nearby bus routes providing easy access across the island.

Brand new Worcester Bosch combination boiler unit, full electrical rewire/ new consumer unit. New double glazed windows and front and back doors.

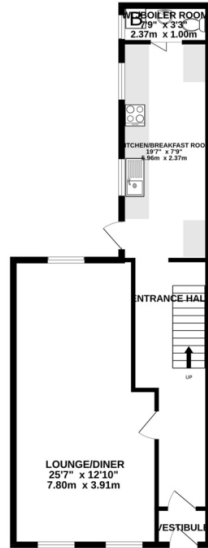
Early viewing is highly recommended through Black Grace Cowley.

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FLOORPLAN

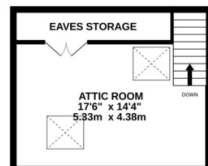
GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOP FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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