



ASKING PRICE

£389,000



THE DETAILS



3



2



1



2 Millmount Court
Groves Lane, Douglas
£389,000

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

2 Millmount Court, Groves Lane, Douglas

THE DESCRIPTION

- Semi-detached modern home within a cul-de-sac location
- Within walking distance of local bus routes, the NSC and short distance to Douglas Town Centre
- Spacious Lounge Diner, contemporary Kitchen Diner
- Entrance Hall with WC
- 3 Bedrooms, 2 Bathrooms (1 En-suite)
- Private rear garden and side patio
- 16ft x 9ft shed
- Off street parking for 3 vehicles
- Gas fired central heating, uPVC double glazed

THE PROPERTY

Black Grace Cowley are delighted to present 2 Millmount Court to the market. A modern, spacious semi-detached home is situated within a quiet cul-de-sac in Douglas. To the front of the property, there are 3 allocated parking spaces, along with a block-paved pathway leading to the entrance door and continuing down the side of the house to a motorbike storage shed.

Upon entering, a composite double-glazed door opens into a welcoming entrance hall, featuring carpeted stairs to the first floor and a side window providing ample natural light. Off the hallway is a convenient downstairs WC, complete with wash hand basin, vanity unit, and a frosted side window. A generously sized lounge/diner enjoys a front aspect via a uPVC double-glazed window and benefits from an under-stairs storage cupboard. Double doors lead through to the kitchen/diner, creating a flexible and well-connected living space. Positioned to the rear of the property, the kitchen/diner is fitted with a range of high-gloss contemporary wall and base units, complemented by stone-effect worktops and integrated appliances. A rear-facing window overlooks the garden, while uPVC French doors provide direct access outside.

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To the first floor, the landing is bright and spacious, featuring a stylish glass and aluminium balustrade and a side window for additional natural light. There is also access to a fully boarded and carpeted loft via a Slingsby ladder, complete with power and lighting. The property offers three well-proportioned bedrooms. Bedroom one, located to the front, is a spacious principal bedroom with an en-suite shower room comprising a large walk-in shower, wash hand basin with vanity storage, and WC. Bedroom two, positioned to the rear, is a good-sized double room, while bedroom three to the front is a generous single bedroom. The family bathroom includes a P-shaped bath with shower over and glass screen, a wash hand basin with vanity storage, WC, and a frosted UPVC window to the rear.

Externally, the property benefits from a block-paved pathway leading to a substantial timber-built motorbike storage shed (approximately 16 ft x 9 ft), featuring double front doors, side access, a window, and power and lighting. The rear garden is fully enclosed, with a small patio area directly off the kitchen/diner and the remainder laid mainly to lawn.

Conveniently located within easy walking distance of Peel Road, local amenities, and the NSC, the property also offers excellent access to public transport links, connecting to the south, west, and Douglas town centre, which is just a five-minute drive away.

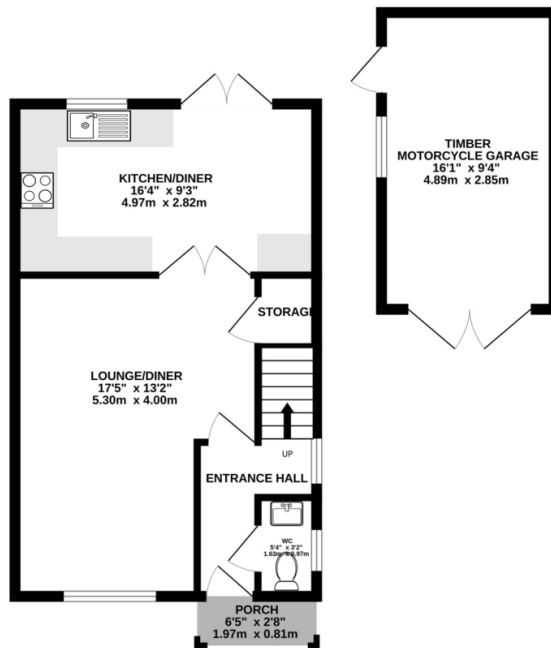
Constructed in 2022, the property is understood to benefit from the remainder of a new build warranty (details to be confirmed with the vendor).

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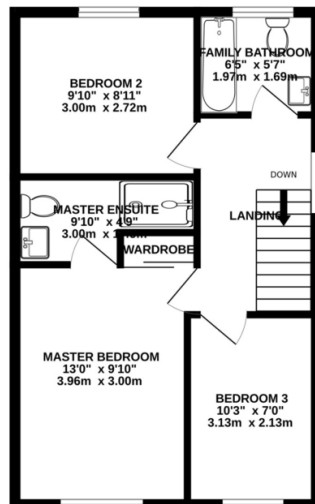
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FLOORPLAN

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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