



ASKING PRICE

£319,000



THE DETAILS



7 Grafton Street
Douglas
£319,000

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

PROPERTY DETAILS FOR
7 Grafton Street, Douglas



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THE DESCRIPTION

- Immaculately presented Townhouse
- Situated within walking distance of Douglas Town Centre
- Entrance Hall
- Lounge, Dining Room
- Modern Kitchen
- 3 Bedrooms, Contemporary Family Bathroom
- Attic Room
- Gas Boiler, uPVC Double Glazed
- Viewings highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer 7 Grafton Street to the market, an immaculately presented townhouse situated in Douglas. The property is located only a 5-10 minute walk of Douglas Town Centre, local amenities, schools and Douglas Beach and Promenade.

Upon entering the property there is an entrance vestibule which leads through to the welcoming entrance hall with stairs to the first floor. Situated to the front of the property is a good size lounge, with an opening that leads through to the dining room, which is situated at the rear of the property. The kitchen, accessed off the entrance hall, is fitted with a modern range of grey high gloss units with contrasting worktops. A uPVC double glazed door provides access to the rear yard.

On the first floor, off the half landing, there is a large family bathroom fitted with a modern suite comprising of a large bath, walk in shower cubicle, two wash hand basins and a WC. Off the main landing there are three bedrooms, Bedroom 1 is a large double bedroom situated to the front of the property, Bedroom 2 is another good sized double bedroom and Bedroom 3 is a good size single bedroom. From the landing area, there are a set of stairs leading to a good size attic room.

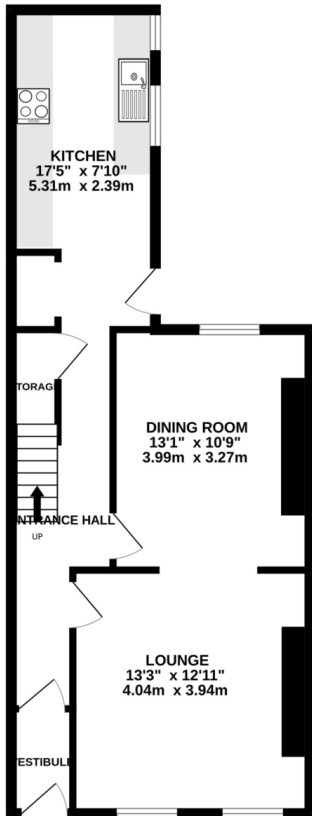
To the rear of the property there is a good size yard.

The property has been well maintained by the current vendors, with newly fitted flooring throughout and uPVC double glazed windows to the front. Gas fired central heating.

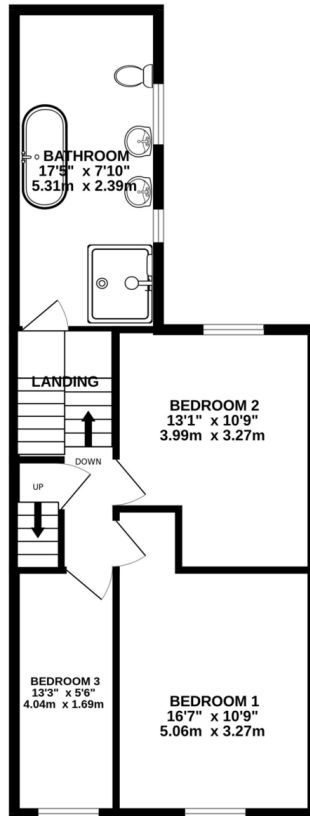
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FLOORPLAN

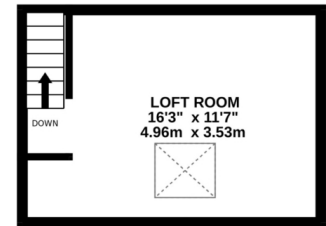
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.8 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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Disclaimer

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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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