



ASKING PRICE

£405,000

THE DETAILS

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49 Devonshire Road
Douglas
£405,000

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
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THE DESCRIPTION

- Semi-detached house situated in a sought after area
- Within walking distance of local amenities and schools
- Entrance Hall, Lounge, Family Room
- Kitchen/Diner, Rear Porch/Utility
- 3 double Bedrooms, Bathroom and separate WC
- Large Attic with potential for conversion subject to permission
- Private rear garden and patio
- Off road parking for 1 car
- Gas fired central heating, Double Glazed throughout
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 49 Devonshire Road to the market. A semi-detached house situated in a sought after area in Douglas.

To the front of the property there is a paved driveway providing off road parking for one car and a lawned garden with mature shrubs. A set of stairs lead up to the uPVC front door which leads into a porch with a partially glazed door providing access into the entrance hall. The entrance hall is bright and welcoming with a set of stairs leading up to the first floor and understairs cupboard.

Off the entrance hall to the front of the property there is a spacious lounge with an open fire and a large double-glazed window to the front offering plenty of natural light into the room. At the rear of the property is the second reception room with a bay window, that enjoys views over the rear garden. The Kitchen Diner is also situated to the rear and is a bright triple aspect room and fitted with a range of modern cream gloss base and wall units with a contrasting worktop, AEG oven and induction hob and space and plumbing for a freestanding dishwasher. The dining area benefits from two built in storage cupboards. Off the kitchen there is a rear porch with a utility area which benefits from space and plumbing for a washing machine, there is a uPVC double glazed door providing access to the rear patio and lawned garden.



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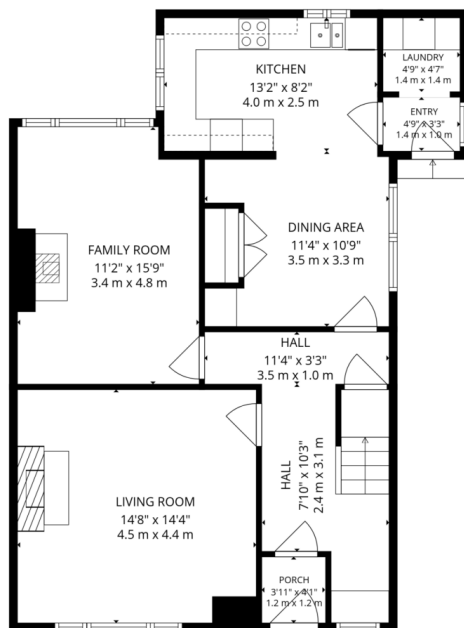
On the first floor, there is a bright landing with access via a wooden Slingsby ladder to the loft space, which subject to planning/building regulations, offers a superb opportunity for conversion into an additional bedroom if required. Bedroom 1 is situated to the front of the property and is a large double bedroom with a uPVC double glazed window to the front. Bedroom 2 is situated to the rear and is a good-sized double bedroom which enjoys views of the rear garden. Bedroom 3 is situated to the front of the property and is a small double/generous single bedroom with the original wooden floor exposed. There is a good-sized bathroom fitted with a panelled bath with shower over and wash hand basin, and a large airing cupboard which houses the gas central heating boiler. There is a separate WC.

Externally, 49 Devonshire Road occupies a private and well-established plot. To the rear of the property there is a paved patio which can be accessed via the rear porch and there is a good-sized garden mainly laid to lawn with mature hedge borders.

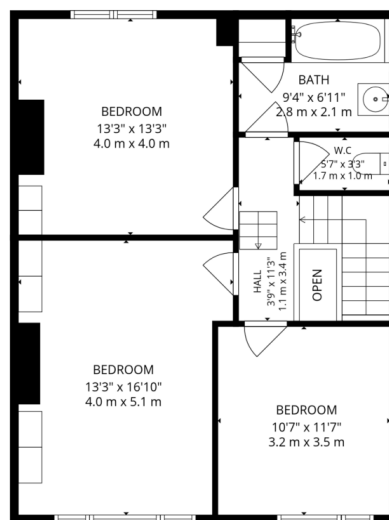
A rare opportunity to purchase a property on a popular road in Douglas, and a viewing is highly recommended to appreciate the space and opportunity on offer. Please call Black Grace Cowley to arrange a viewing.

Gas Central Heating. Double glazed throughout.

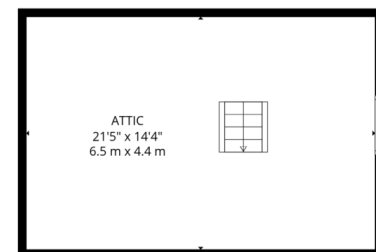
FLOORPLAN



1ST FLOOR



2ND FLOOR



3RD FLOOR

Total: 1489 sq. Ft, 138 m2

1st Floor: 809 sq. Ft, 75 M2, 2nd Floor: 680 sq. Ft, 63 M2, 3rd Floor: 0 sq. Ft, 0 m2
Excluded Areas: Porch: 16 sq. Ft, 1 M2, Undefined: 7 sq. Ft, 1 M2, Open: 10 sq. Ft, 1 M2,
Low Ceiling: 30 sq. Ft, 3 M2, Attic: 277 sq. Ft, 26 M2, Walls: 135 sq. Ft, 13 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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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