



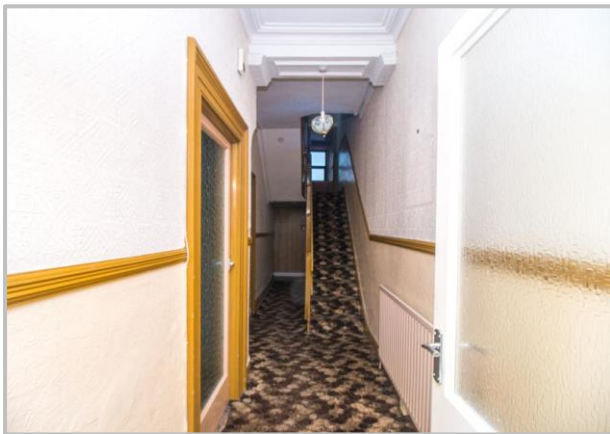
www.chrystals.co.im

12 Sydney Street, Douglas, IM1 3JG
Asking Price £245,000

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Spacious three bedroom terraced home arranged over three floors in a convenient central Douglas location. The property is located within a short walk to the Terrace shops with various amenities on your doorstep. The accommodation comprises of; lounge, dining room, fitted kitchen, 3 bedrooms, 2 bathrooms and a single garage. The property is in need of some modernisation and is offered for sale with no onward chain. Early Viewing Recommended!



LOCATION

Travelling out of Douglas town centre up Prospect Hill continue onto Bucks Road and onto Prospect Terrace. Continue past the terrace of shops and turn right onto Sydney Street where this property can be found on the left hand side clearly identified by our For Sale board.

ENTRANCE VESTIBULE 3' 11" x 3' 11" (1.2m x 1.2m)

uPVC decorative glazed entry door. Cupboard housing consumer unit. Coved ceiling. Vinyl floor.

HALLWAY 27' 3" x 5' 7" (8.3m x 1.7m)

Stairs to first floor. Understairs storage. Radiator. Carpeted throughout.

LOUNGE 13' 5" x 12' 2" (4.1m x 3.7m)

Carpeted throughout. 2 uPVC double glazed windows to front aspect. Coved ceiling. Open grate fire with stone hearth and uprights. Radiator.

DINING ROOM 13' 1" x 9' 10" (4.0m x 3.0m)

uPVC double glazed window to rear aspect. Laminate flooring. Radiator.

KITCHEN 19' 0" x 7' 7" (5.8m x 2.3m)

Range of base and eye level units. Laminate worktops with single drawer stainless steel sink unit. Electric oven / grill with 4 ring induction hob and extractor fan. Plumbed for washing machine. 2 windows to side aspect. Radiator. Vinyl Flooring.

HALF LANDING

CLOAKROOM 5' 11" x 2' 4" (1.8m x 0.7m)

WC. Part tiled wall. Opaque window. Vinyl Flooring.

SHOWER ROOM 8' 10" x 6' 7" (2.7m x 2.0m)

2 piece suite comprising; Corner shower cubicle. Wash hand basin. Opaque uPVC double glazed window. Part tiled wall. Laminate flooring.

FIRST FLOOR

Stairs leading to upper floor.

BEDROOM 1 14' 5" x 11' 2" (4.4m x 3.4m)

Carpeted throughout. Radiator. uPVC double glazed window to rear aspect.

BEDROOM 2 17' 1" x 13' 1" (5.2m x 4.0m)

Carpeted throughout. Radiator. 2 uPVC double glazed window to front aspect.

SECOND FLOOR

STORAGE CUPBOARD 2' 0" x 4' 3" (0.6m x 1.3m)

FAMILY BATHROOM 10' 10" x 8' 10" (3.3m x 2.7m)

3 piece suite comprising; Pannelled bath. WC. Pedestal wash hand basin. Laminate flooring. Part tiled walls. Eaves Storage. Velux Window. Airing Cupboard. Radiator.

BEDROOM 3 8' 2" x 16' 5" (2.5m x 5.0m)

Restricted head height. Carpeted throughout. Velux Window. Radiator. Eaves storage.

OUTSIDE

To the front of the property is a dwarf wall with wrought iron fencing and gravelled area with pathway leading to the front door. To the rear is a private yard which benefits from the afternoon sunshine. There is a single garage and storage housing Worcester oil fired central heating boiler. Oil Tank.

GARAGE 17' 9" x 9' 2" (5.4m x 2.8m)

Power and light.

SERVICES

All mains connected. Oil central heating.

VIEWING

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





GROUND FLOOR
606 sq ft. (56.3 sq.m.) approx.



1ST FLOOR
514 sq ft. (47.8 sq.m.) approx.



2ND FLOOR
342 sq ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq ft. (135.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only

Since 1854



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