



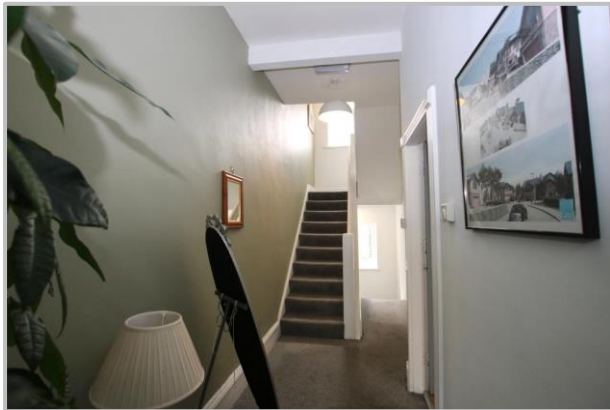
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Southgate House, 89 Circular Road, Douglas, IM1 1AX
Asking Price £350,000

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Southgate House is a fully renovated centrally located mid-terrace town house within walking distance of all amenities. Situated within the Central Business District, this ready made home is arranged over four storeys with two car spaces to the rear. The property has been recently rewired, insulated and external walls re-rendered. A new oil-fired central heating boiler also fitted. Planning held for residential dwelling/office or Quasi residential/office use. Its central location lies opposite the offices of Microgaming, Derivco and Price Waterhouse Coopers, amongst other blocks on Circular Road. It may be of interest to professionals such as Doctor/Dentist/Lawyer/Accountant, subject to relevant approvals. Present arrangement of accommodation gives two reception rooms, dining kitchen, utility, two cloakrooms/wc's, two bedrooms, bathroom and studio/bedroom on top floor with ensuite shower room/wc.





LOCATION

Follow up Bucks Road and turn left at the traffic signals into Circular Road. Continue along passing through the traffic signals with Upper Church Street. Follow along and travel beyond the offices of Micro Gaming to where Southgate House, 89 Circular Road can be found on the left handside.

ENTRANCE HALL

Part glazed entrance door with fan light. Radiator.

LOUNGE 14' 1" x 11' 10" (4.3m x 3.6m)

Engineered Oak wood floor. Radiator. uPVC double glazed window.

DINING / BEDROOM / OFFICE

12' 10" x 12' 6" (3.9m x 3.8m)

Radiator.

FIRST FLOOR: LANDING

Radiator.

BEDROOM 1 11' 10" x 11' 6" (3.6m x 3.5m)

Radiator. uPVC double glazed window.

BEDROOM 2 11' 10" x 11' 6" (3.6m x 3.5m)

Radiator. uPVC double glazed window.

FAMILY BATHROOM

White suite comprising panelled bath, shower cubicle and low Level WC. Twin vanity wash hand basins. Radiator. Heated towel rail.

SECOND FLOOR

BEDROOM/STUDIO

24' 11" x 11' 8" (7.6m x 3.55m)

Front and rear uPVC dormer windows. 2 Radiators. Views to top of Douglas Head.

ENSUITE SHOWER ROOM

Shower cubicle. Low level WC and twin vanity wash hand basin. Tiled splashback. Heated towel rail. 2

double shelved cupboards. Double glazed velux window. Mirrored cabinet.

LOWER GROUND FLOOR

HALL

Rear door. Radiator.

BOILER ROOM

Worcester Oil fired central heating boiler. Understairs cupboard.

DINING KITCHEN

11' 1" x 10' 2" (3.39m x 3.1m) & 14' 5" x 7' 3" (4.4m x 2.2m)

Ted Todd engineered Oak flooring. Contemporary units to base and wall units. Hot water tap. Single drainer sink unit. Electric halogen hob. Bosch microwave. AEG oven and grill with extractor. Under unit lighting. AEG integrated dishwasher. Space for American style fridge freezer. Radiator.

CLOAKROOM / WC 1

Fully tiled walls and floor. WC and wash hand basin. Vent.

CLOAKROOM / WC 2

Fully tiled walls and floor. WC and wash hand basin. Vent. Mirror.

UTILITY ROOM 9' 6" x 4' 3" (2.89m x 1.3m)

Single drainer stainless steel sink unit with mixer tap. Wall cupboard. Washer and condenser dryer. Extractor vent.

OUTSIDE

Rear parking space for 2 cars. Oil Tank

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

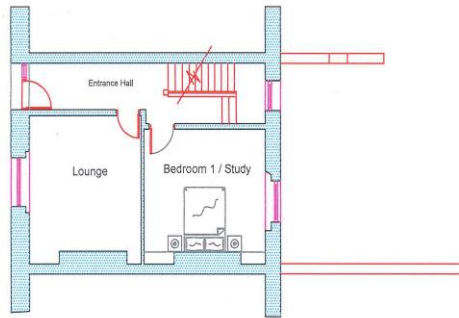
VIEWING

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

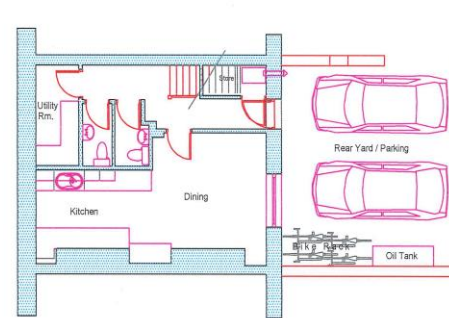
POSSESSION

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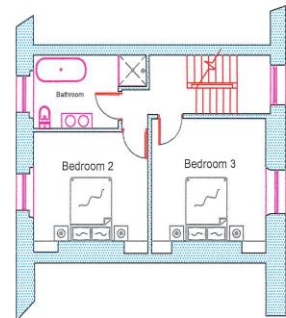




UPPER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Since 1854



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