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22 Old Castletown Road, Douglas, IM1 5AW
Asking Price £364,950

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Beautifully presented and restored semi detached cottage situated in an idyllic location overlooking the River Glass. The property is conveniently situated with Douglas Marina and its various bars/restaurants only a short walk away. The centre of Douglas including Tesco superstore, shopping area of Strand Street and business district of Athol Street are within walking distance. This fine property provides spacious family accommodation over three levels and complemented by modern quality fixtures and fittings. The cottage comprises entrance hallway, Lounge with Utility and cloakroom off and stylish modern spacious kitchen. To the first floor there are two good sized bedrooms (1 with ensuite shower room) that enjoy views over the River Glass. The second floor has the third bedroom and a family bathroom. Externally to the front of the property is an attractive low maintenance paved external space, with ample space for a table and chairs. To the rear of the property is a low maintenance courtyard. Two private off road parking spaces located next door. The property is offered for sale with no onward chain.



LOCATION

From south Quay travel along the old Castletown Road where the property can be found a short distance along on the left hand side.

ENTRANCE HALL

Antracite composite door. Laminate floor. Stairs to upper floors. LED downlights. Radiator.

LOUNGE 16' 1" x 13' 1" (4.9m x 4m)

uPVC double glazed window to front and side aspect. Multiple plug sockets. Carpeted floor. LED downlights. 2 radiators. Understairs cupboard.

UTILITY ROOM 8' 6" x 7' 10" (2.6m x 2.4m)

uPVC double glazed door to side. Radiator. Laminate floor. Gas fired central heating boiler. Velux.

CLOAKROOM 4' 11" x 2' 7" (1.5m x 0.8m)

Corner sink unit with cupboard below. WC. Radiator. Laminate floor. Radiator. Velux.

KITCHEN 16' 1" x 9' 6" (4.9m x 2.9m)

Fitted with a good range of shaker style white units to base and eye level. Laminate worktops with tiled splashback. Sink with drainer and mixer tap. Electric slot in oven and grill. 4 ring halogen hob. Integrated dishwasher. Undercounter lights. Radiator. Shelving. uPVC double glazed windows to front and rear. LED downlights.

FIRST FLOOR: LANDING

Carpeted floor. Radiator. LED downlights.

BEDROOM 19' 0" x 10' 2" (5.8m x 3.1m)

Dual aspect with views over the River Glass. LED down lights. Multiple plug sockets. Carpeted floor. Radiator.

ENSUITE SHOWER ROOM

Modern white suite comprising corner shower cubicle with raindrop head and tiled walls. WC and vanity wash hand basin. Chrome heated towel rail. Tiled floor. Extractor fan LED downlights. uPVC double glazed window.

BEDROOM 18' 1" x 9' 10" (5.5m x 3m)

2 uPVC double glazed windows. Carpeted floor. Radiator. LED downlights. Multiple plug sockets.

SECOND FLOOR: LANDING

Carpeted floor. Original wooden beams. Multiple plug sockets.

FAMILY BATHROOM

Modern suite comprising panelled bath with tiled surround, vanity wash hand basin and WC. Corner shower cubicle with raindrop head and tiled walls. Tiled floor. 2 radiators. Chrome heated towel rail. Velux. Original wooden beams.

BEDROOM 16' 1" x 10' 2" (4.9m x 3.1m)

Carpeted floor. Original wooden beams. 2 radiators. Multiple plug sockets. Velux. Restricted head height.

OUTSIDE

Externally to the front of the property is an attractive low maintenance paved external space, with ample space for a table and chairs. Lawned area. To the rear of the property is a low maintenance courtyard.

SERVICES

Mains water, electricity and drainage. Gas central heating.

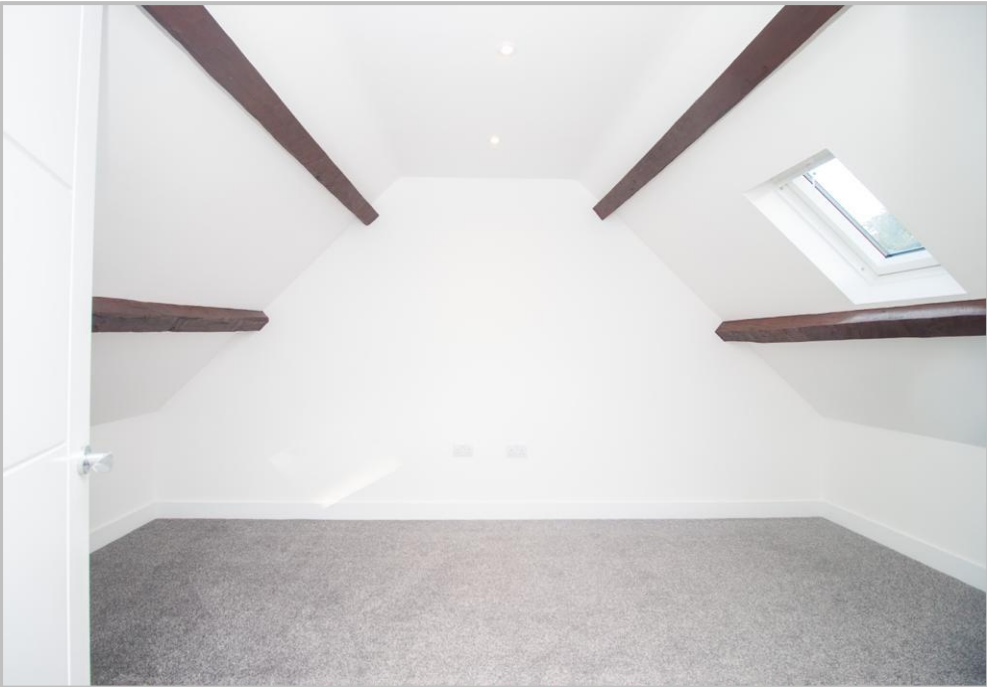
VIEWING

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

POSSESSION

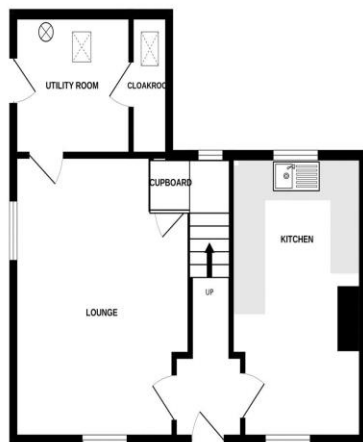
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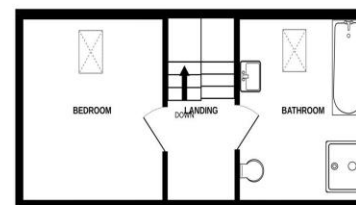
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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