



ASKING PRICE

£725,000



THE DETAILS



5 Hailwood Avenue

Douglas

£725,000

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
5 Hailwood Avenue, Douglas



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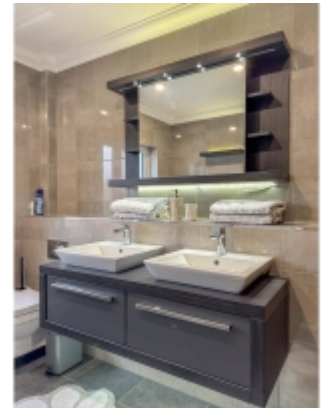
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THE DESCRIPTION

- Detached family home situated in a private and convenient residential location
- Spacious and highly adaptable family accommodation perfect for a growing family
- Breakfast Kitchen, Dining Room, Lounge, Family Room and Study
- 4 Bedrooms, 2 En-Suites and luxury Family Bathroom
- Spacious Reception Hall with Cloakroom (WC)
- Within easy walking distance to the local school and shops
- Double Garage, Driveway providing excellent off-road parking, lawned front and rear gardens
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 5 Hailwood Avenue, Douglas to the market. A spacious detached family home situated in a private and sought after residential location. Within walking distance of local schools and shops, and a short drive into Douglas Town Centre.

Upon entering the property is a spacious Entrance Hall with Cloakroom storage, WC and carpeted stairs to the first floor. Off the Entrance Hall, is a large Living Room with a bay window to the front allowing plenty of natural light into the room and a feature wall with space for a wall mounted television, wall mounted storage and downlighters. Part glazed Oak double doors lead into a Family Room/Snug with sliding doors leading out to the rear patio and garden. A door leads into the spacious Dining Room with sliding doors leading out to the rear. Access into the Kitchen can be sought from both the Dining Room and Entrance Hall. The Kitchen/Breakfast Room is fitted with a range of contemporary base and wall units with contrasting worktops, integrated appliances to include dishwasher, fridge freezer, double oven and ceramic hob with extractor fan over. Sliding doors from the Kitchen lead out to the rear patio and garden. Off the kitchen is a good size Utility Room with space and plumbing for a washing machine and tumbler dryer and houses the gas fired central heating boiler. A door provides access to the rear of the property. The integral double Garage can be accessed via the Utility Room with two electric up and over doors to the front. Also, accessed off the Entrance Hall is a Study, situated at the front of the property.

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Taking the stairs up to the first floor there is a good size landing with built in airing cupboard. Situated at the front of the property is the Master Bedroom, which is a spacious bedroom. The En-suite Bathroom is fitted with a modern suite comprising large bath with shower over, wash hand basin with vanity unit below and mirror above and a WC, fully tiled walls and floor and has a good size cupboard. Bedroom 2 can be found at the rear of the property enjoying views of the rear aspect. Complimenting this bedroom is an En-Suite Shower Room. The en-suite is fitted with a modern three-piece suite comprising shower cubicle, wash hand basin with vanity unit below and mirror above and WC. Bedroom 3, a good size double room, is situated at the rear and enjoys views of the rear aspect. Bedroom 4 can be found at the front of the property, another good size double, with built in wardrobes. The Family Bathroom is fitted with a large walk in shower, tiled bath, his and hers sink with vanity unit below and illuminated mirror and shelving above and WC, fully tiled walls and floor.

At the front of the property is a large block paved driveway providing off road parking for up to four vehicles, a lawned garden and covered porch. At the rear of the property is a private, well-established garden with mature shrub, fence and wall borders. There is a large paved patio area stretching the width of the plot perfect for entertaining and al fresco dining, the paving continues down either side of the property extending this space further. A low wall separates the patio area from the lawned garden with two openings, one incorporates an archway with climbing plants making this a beautiful feature in the garden. The lawned garden is mainly laid to lawn with mature shrub beds and a patio area with a timber octagonal Summer House.

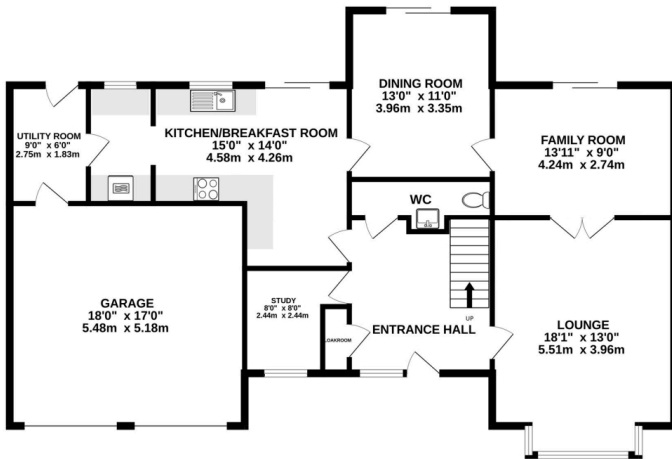
Viewing is essential to fully appreciate the space and living space on offer. To view contact the agent Black Grace Cowley on (01624) 645555 (option 1) or email hello@blackgracecowley.com (<mailto:hello@blackgracecowley.com>)

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FLOORPLAN

GROUND FLOOR
1329 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 2171 sq.ft. (201.7 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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