



ASKING PRICE

£595,000



THE DETAILS

 4  2  3



25 Pinehurst Avenue

Douglas

£595,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
25 Pinehurst Avenue, Douglas





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THE DESCRIPTION

- Extended Family Home situated at the end of a cul-de-sac
- Sought after area and within close proximity of schools, local amenities and Douglas Town Centre
- Entrance Hall, Downstairs WC
- Lounge, Playroom/Study, Utility Room
- Modern 29ft Kitchen Diner with an extension providing a Family Room/Entertaining Space
- 4 Bedrooms, all with fitted wardrobes, 2 Bathrooms (1 En-suite)
- Garage and Off Road Parking
- South facing rear garden
- Gas fired central heating, uPVC double glazed

THE PROPERTY

Black Grace Cowley are delighted to offer 25 Pinehurst Avenue to the market, a well presented extended family home situated in a sought after area at the end of a cul-de-sac. At the front of the property is a paved drive providing off road parking for two cars and a lawned garden to the front. Entering the property through the uPVC double glazed door which leads into the welcoming entrance hall with carpeted stairs to the first floor, access into the downstairs WC, fitted with a wash hand basin with vanity storage below and WC and the main living accommodation. The lounge, accessed off the entrance hall, is a bright dual aspect 24ft room with a feature fireplace and inset wood burning stove. The playroom/study is situated at the front of the property and is a good size room offering a multitude of uses with a uPVC double glazed window overlooking the front garden. At the rear of the property is the modern 29ft Kitchen Diner, fitted with modern shaker style units with Corian worktops incorporating an inset double sink and drainer, Rangemaster oven and hob and integrated appliances. uPVC double glazed doors lead onto the composite decking at the rear. Off the Kitchen Diner is an opening which leads into a recently constructed extension providing a superb family/entertaining space which is dual aspect and boasts three Velux windows, making this a light and airy space. There is a fitted bar to one end with a centre island and seating for four. To the other end there is a media wall. uPVC double glazed doors lead out to the rear garden and marble tiled floors. The utility room can be accessed off the kitchen, fitted with wall units and ample counter top space with plumbing and space for a washing machine and tumble dryer. uPVC double glazed door providing access to the side of the property and an internal door leading into the garage.



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On the first floor is a spacious landing area with built in airing cupboard storage. The Master Bedroom, situated at the front of the property, is a spacious bedroom with fitted wardrobes and benefitting from a modern en-suite shower room, fitted with a corner shower, wash hand basin with vanity storage below and a WC, fully tiled walls and flooring. Bedroom 2, situated at the front of the property, is another good size double bedroom with two fitted wardrobes. Bedroom 3 and 4 are situated at the rear of the property and both good size rooms with fitted wardrobes. The family bathroom is fitted with a contemporary suite comprising bath, walk in shower, wash hand basin and WC with fitted vanity storage, fully tiled walls and flooring.

To the front of the property is a block paved drive providing off road parking for two cars and a lawned garden with mature hedging. At the rear of the property is a south facing garden mainly laid to lawn with composite decking off the kitchen diner.

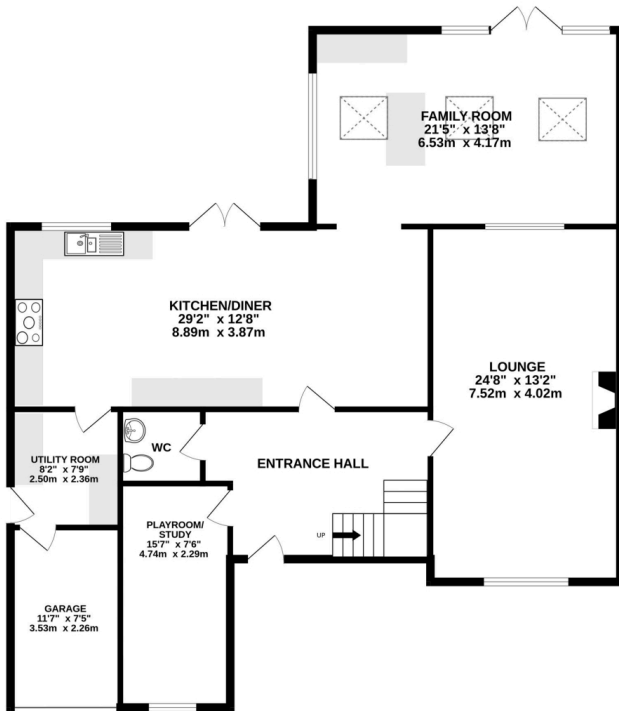
Amtico flooring throughout the downstairs (except the Family Room/Entertaining space). Oak doors throughout the ground floor. Gas fired central heating. uPVC double glazed.

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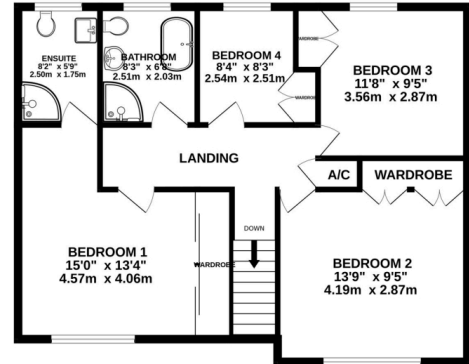
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FLOORPLAN

GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 2182 sq.ft. (202.7 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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