



ASKING PRICE

£315,000



## THE DETAILS

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40 Woodbourne Road

Douglas

£315,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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

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## 40 Woodbourne Road, Douglas

### THE DESCRIPTION

- Substantial, period townhouse situated within a much sought after location
- Offering the utmost convenience for those looking at Douglas Town Centre living
- Close proximity of Woodbourne Square gardens and The Terrace amenities
- 3 Reception rooms, 4 Bedrooms and 2 Bathrooms over four floors
- Period features throughout and uPVC double glazing
- Gas fired central heating
- Off street parking to the rear
- Small front and rear courtyard gardens
- No onward chain

### THE PROPERTY

Black Grace Cowley are delighted to offer number 40 Woodbourne Road, Douglas to the market. This substantial, period townhouse situated within a much sought after location, offering the utmost convenience for those looking at Douglas Town Centre living. To the front of the property is a wrought iron gate, giving access to the entrance pathway with a lawned courtyard garden. Steps up to a double glazed entrance door which takes you into a spacious porch leading through to the property's Entrance Hall.

From the Entrance Hall is a feature staircase taking you to the upper levels. Off the hallway, is a door into the Dining Room with double glazed window to the rear and a set of double doors giving access into the properties Lounge. The Lounge has an original ceiling rose and coving with a large bay uPVC double glazed window, open feature fireplace with a cast iron insert. Continuing along the hall there are three steps down towards the Kitchen which is situated at the rear of the house, the Kitchen has a range of white high gloss wall and base units with laminate worktops, stainless steel sink and drainer. Double glazed window offering natural light and a uPVC double glazed door, giving access to the rear courtyard and the off street parking area. Lastly, off the entrance hall, is a door leading to the lower ground floor and steps to a concrete floored Utility space with a double glazed window to rear aspect and wall mounted gas central heating boiler.

Take the stairs up to the first floor to a spacious Landing, off the Half Landing is the Family Bathroom, which is a large suite with dual aspect windows, P-shaped panelled bath, pedestal wash hand basin and W.C. A feature stained glass window provides natural light to the half landing area. Continuing from the main Landing, is Bedroom 1, which stretches across the front of the house, has two large double glazed windows with views over to Woodbourne Square. Bedroom 2 is situated to the rear and is a good size double bedroom.

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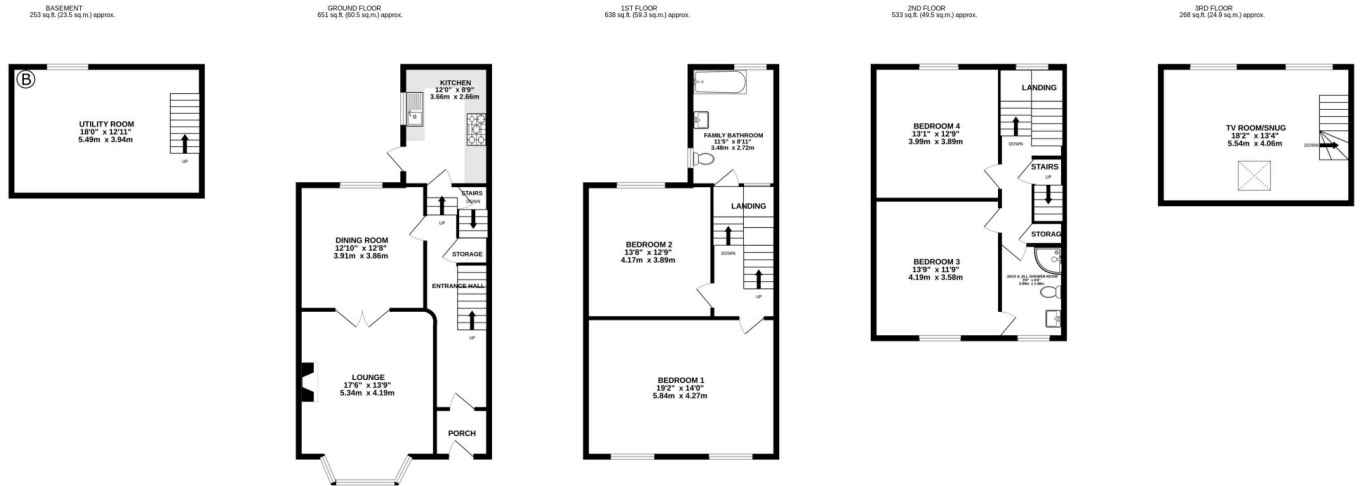
Continuing up the stairs to the second floor off the landing are bedrooms 3 and 4. Bedroom 3 has the benefit of a Jack and Jill En Suite Shower Room. The Shower Room itself has a corner shower cubicle, pedestal wash hand basin and W.C. Bedroom 3 and the Jack and Jill Bathroom are situated to the front of the house with bedroom 4 to the rear, taking in sea views and views up towards Onchan Head. Lastly, off the landing is a door to a staircase giving access to the attic. The attic has a large dormer window to the rear and a Velux window to the front, offering dual aspect natural light, currently utilised as a Snug/TV Room with spectacular views out to sea with panoramic views from Onchan Head to Douglas Head.

Overall, the property is in good condition throughout with an abundance of period features and the added benefit of off street parking in a town center location. The property is to be sold with no onward chain. Please call back Grace Cowley to arrange a viewing on 01624 645555.

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# FLOORPLAN



TOTAL FLOOR AREA : 2343 sq.ft. (217.7 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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