



ASKING PRICE

£429,950



THE DETAILS



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11 Lower Dukes Road

Douglas

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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
11 Lower Dukes Road, Douglas



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THE DESCRIPTION

- Beautifully presented Detached House in Douglas
- Centrally located and within walking distance of local amenities
- Entrance Porch/Boot Room, Spacious Hallway with downstairs WC
- L-shaped Lounge Diner, Modern Kitchen
- 3 double Bedrooms, recently modernised Family Bathroom
- Private Rear Garden
- Single Garage, Off Street parking for 2-3 vehicles
- Gas Central Heating, uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer 11 Lower Dukes Road to the market. This fully modernised detached home sits in an elevated position with off street parking for 2 to 3 vehicles to the front. Upon entering the property there is a spacious entrance porch/boot room which is fully glazed on two sides with views across Hutchinson Square and out to sea. A door leads into the entrance hall which has stripped and sanded wooden floors with carpeted stairs leading up to the first floor. Off the entrance hall is a downstairs WC which is fitted with a wash hand basin with vanity unit below and WC, patent glass window providing natural light. Scandi style glazed door giving access into the large L-shaped open plan lounge and diner with a double glazed window to side aspect and a set of large bi-fold double glazed doors giving access out to the rear garden, the original floors have been sanded giving a Scandinavian feel to the room. There is a door into the modern kitchen which is fitted with a range of shaker style base, wall and drawer units with marble effect worktops and brass handles, Belling range cooker and space for a freestanding dishwasher and fridge/freezer. uPVC double glazed window to the rear with views of the garden and a uPVC double glazed door providing access out to the side of the property.

On the first floor is a bright landing with a double glazed window to the side aspect providing natural light. There are three large double bedrooms, bedroom 2 and 3 are situated to the rear and enjoy views across the rear garden. Bedroom 1 is situated at the front of the property and features a picture window with views out to sea and a set of fitted wardrobes. In addition to the bedrooms there is a recently fitted family bathroom with 'His' and 'Hers' wash hand basins sat on a vanity unit with two wall mounted LED mirrors, P-shaped panelled bath with shower over and WC, gold fixtures and fittings.

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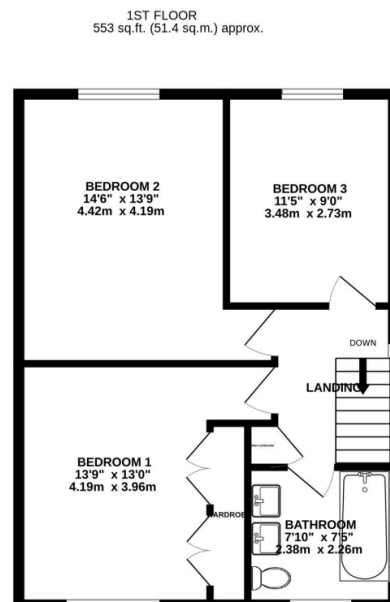
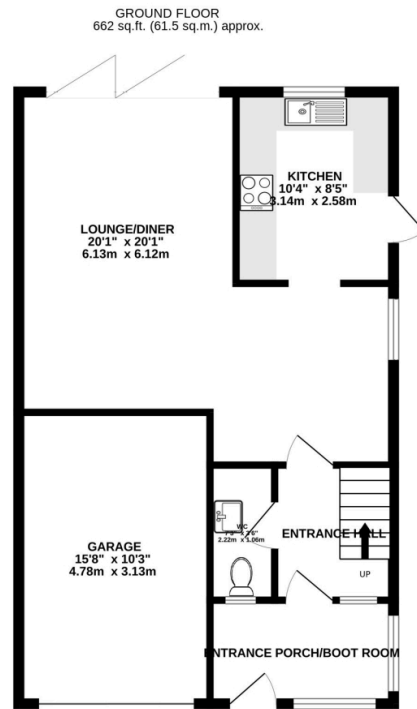
To the rear of the property there is a large lawned garden with a patio immediately off the living space. The garden is fenced to all sides with mature tree and shrub borders. A footpath down the side of the property with a gate provides access to the properties driveway.

No. 11 is located within just a few minutes walk of Nobles Park, five minute walk to Douglas Promenade and close to local bus routes. The property is in an ideal position for a growing family and the space on offer with the rarity of the three double bedrooms makes for excellent family living. To arrange a viewing please call Black Grace Cowley on 01624 645555.

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FLOORPLAN



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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