



ASKING PRICE

£359,950

THE DETAILS



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38 Victoria Avenue

Douglas

£359,950

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

PROPERTY DETAILS FOR
38 Victoria Avenue, Douglas



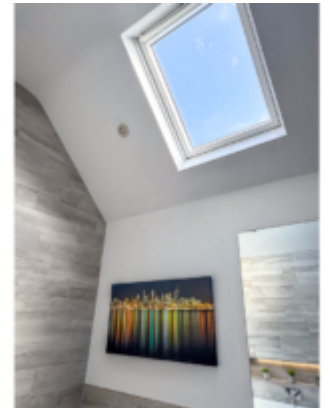
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THE DESCRIPTION

- End Terrace Period House
- Quiet cul-de-sac location in Douglas and walking distance to local amenities and Noble's Park
- Lounge, Dining Room
- Kitchen, Breakfast Room
- 3 Bedrooms, 1 Bathroom
- Ample built-in storage throughout
- Southwest-facing side garden
- Garage store to the rear
- Oil-fired central heating, Double glazed throughout
- Sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to present this excellent-sized, end-of-terrace period home, ideally positioned on a generous corner plot along Victoria Avenue in Douglas. To the front, a dwarf wall with wrought iron railings and gate provides access to the garden and pathway leading to the entrance.

Upon entering, a vestibule opens into a welcoming and spacious entrance hall, complete with carpeted stairs to the first floor. From here, a door leads into the south-facing lounge, featuring a large uPVC double-glazed bay window to the front aspect, a feature fireplace and double doors opening into a generous dining room. The dining room can also be accessed directly from the hallway and benefits from a side bay with two uPVC double-glazed windows, a feature fireplace and French patio doors leading out to the private and secluded side garden. A further door leads through to the breakfast room at the rear of the property, which includes a large built-in understairs storage cupboard, as well as a window and door providing access to the rear courtyard. The breakfast room opens into a fully fitted kitchen, comprising a U-shaped range of wall and base units with laminate worktops, integrated appliances, and a double-glazed window overlooking the side garden.

To the first floor, a spacious L-shaped landing with a double-glazed window allows for plenty of natural light. There are three bedrooms: the principal bedroom to the front, a second double bedroom to the side with a bank of built-in wardrobes and a well-proportioned large single bedroom. The family bathroom has been recently modernised and features a pitched ceiling with Velux skylight, a frosted double-glazed window to the rear, a freestanding contemporary double-ended bath, separate walk-in shower cubicle, wash hand basin and WC.



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Externally, the property offers a rear courtyard with gated access to the back lane. The lane continues to the side of the property, where double doors lead into a garage/store room with dual aspect windows and a timber door back into the courtyard. The side garden is a particular feature, enclosed by mature hedging and a continuation of the dwarf wall and wrought iron railings. It includes a patio area accessed directly from the dining room, as well as a raised decked seating area to the far end.

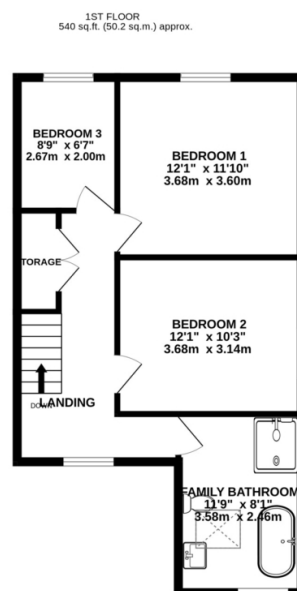
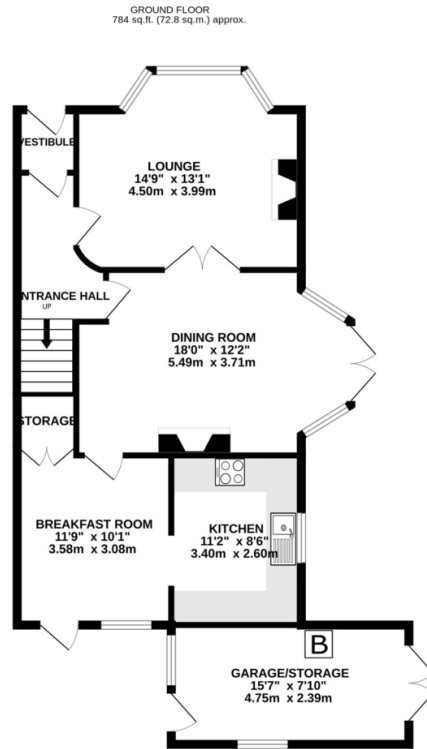
Further benefits include oil-fired central heating, with the boiler located in the garage. The property is situated at the end of a quiet cul-de-sac with no through road, while still enjoying a convenient footpath providing easy access to Noble's Park, the Grandstand on Glencrutchery Road, St Ninian's School, local amenities and bus routes.

Offered for sale with no onward chain, early viewing is highly recommended.

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FLOORPLAN



TOTAL FLOOR AREA : 1323 sq.ft. (123.0 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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