

The Cottage, New Castletown Road, Douglas

Ref No DDP05336



PRICE £364,950

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606
info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF
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RAMSEY

60 PARLIAMENT STREET
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- Link-Detached Cottage
- Well Maintained & Presented Throughout
- 2 Reception Rooms
- Fitted Kitchen
- 2 Bedrooms • Family Bathroom
- Oil Fired Central Heating (Brand new external oil fired central heating boiler and tank)
- uPVC Double Glazing
- Detached Garage
- Ample Off-Road Parking
- Good Size Lawned Gardens
- Enclosed Private Patio Area
- Viewing Highly Recommended

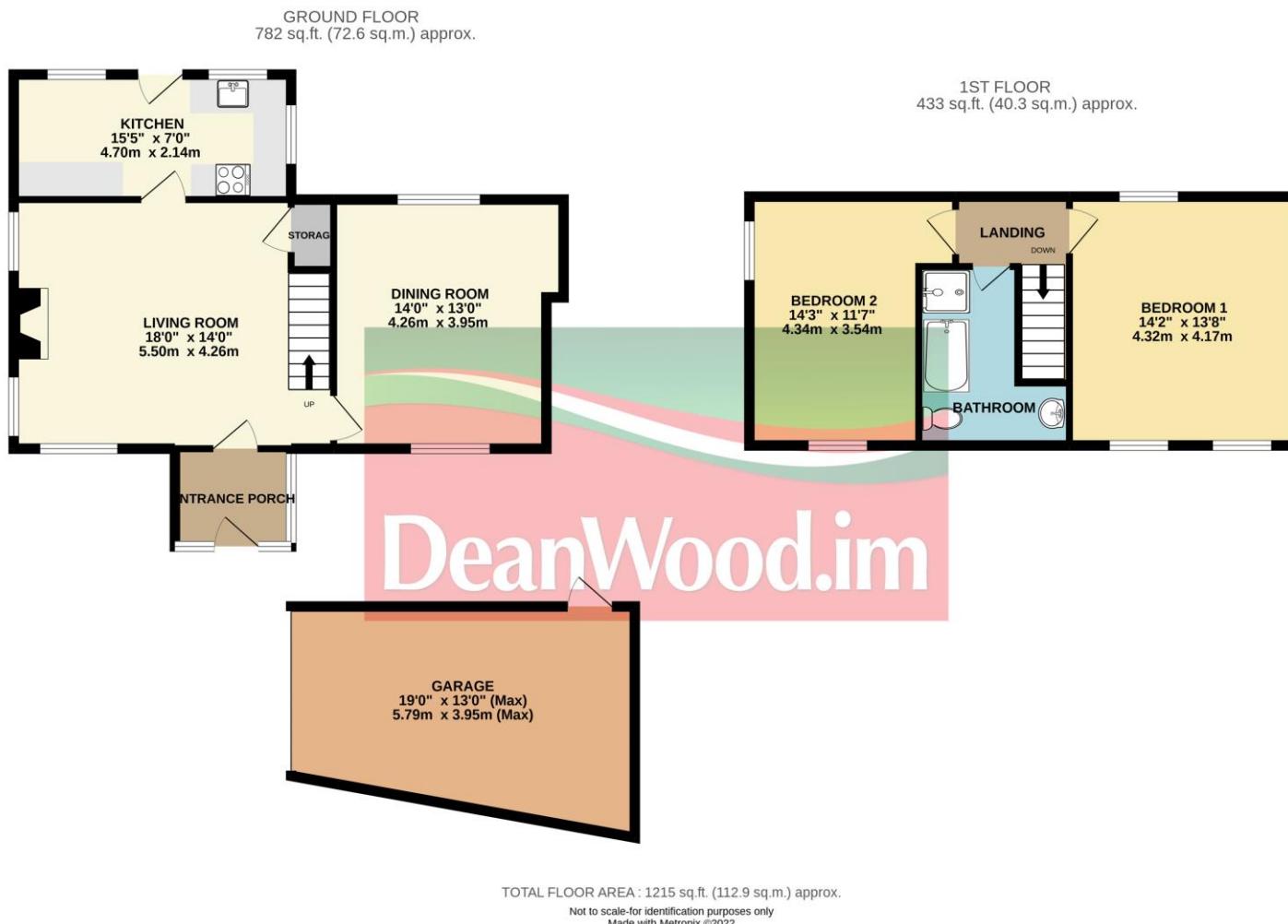
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DIRECTIONS TO PROPERTY:

Travel South on the New Castletown Road, past Mylchreests motors on the left hand side and this property will be found a short distance along on the left hand side.

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The price is to include the fitted floor coverings.

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In greater detail the accommodation comprises:

GROUND FLOOR Door to **ENTRANCE PORCH** Door to:-

LIVING ROOM (18'0" x 14'0" approx) Stairs leading off to first floor. Understairs storage cupboard. Feature ornate fireplace with decorative slips and slate hearth. Karndean wood effect flooring. Door to kitchen. Door leading to:-



DINING ROOM (14'0" x 13'0" approx) Feature ornate open grate fireplace with cast iron interior and marble hearth.



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FITTED KITCHEN (15'5" x 7'0" approx) Fitted with a good range of white wall and base units with laminated worktops incorporating a Belfast sink with mixer tap. Built-in combination oven/grill. 4-ring electric hob with glass splashback. Plumbing for washing machine. Centre ceiling wood beam. Down lighters. Wood effect tiled flooring. Door to rear.



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FIRST FLOOR LANDING

BEDROOM 1 (14'2" x 13'8" approx) Beamed ceiling.



BEDROOM 2 (14'3" x 11'7" approx) Beamed ceiling. Loft access.



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FAMILY BATHROOM White suite comprising freestanding bath with claw feet, fully tiled shower cubicle with shower, pedestal wash hand basin and WC. Subway tiled splashbacks. Beamed ceiling. Down lighters. Extractor fan.



OUTSIDE

DETACHED GARAGE (19'0" x 13'0" max)

SERVICES

Mains water, electricity and drainage are installed.

Brand new external oil fired central heating boiler and tank
uPVC double glazing.

ASSESSMENT

Rateable value £TBC

Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.