

# 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

**01624 825995**

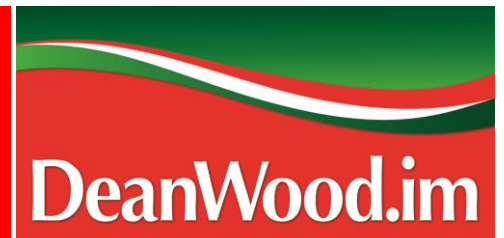
**castletown@deanwood.co.im**

## RAMSEY

60 PARLIAMENT STREET  
ISLE OF MAN  
IM8 1AJ

**01624 816111**

**ramsey@deanwood.co.im**



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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



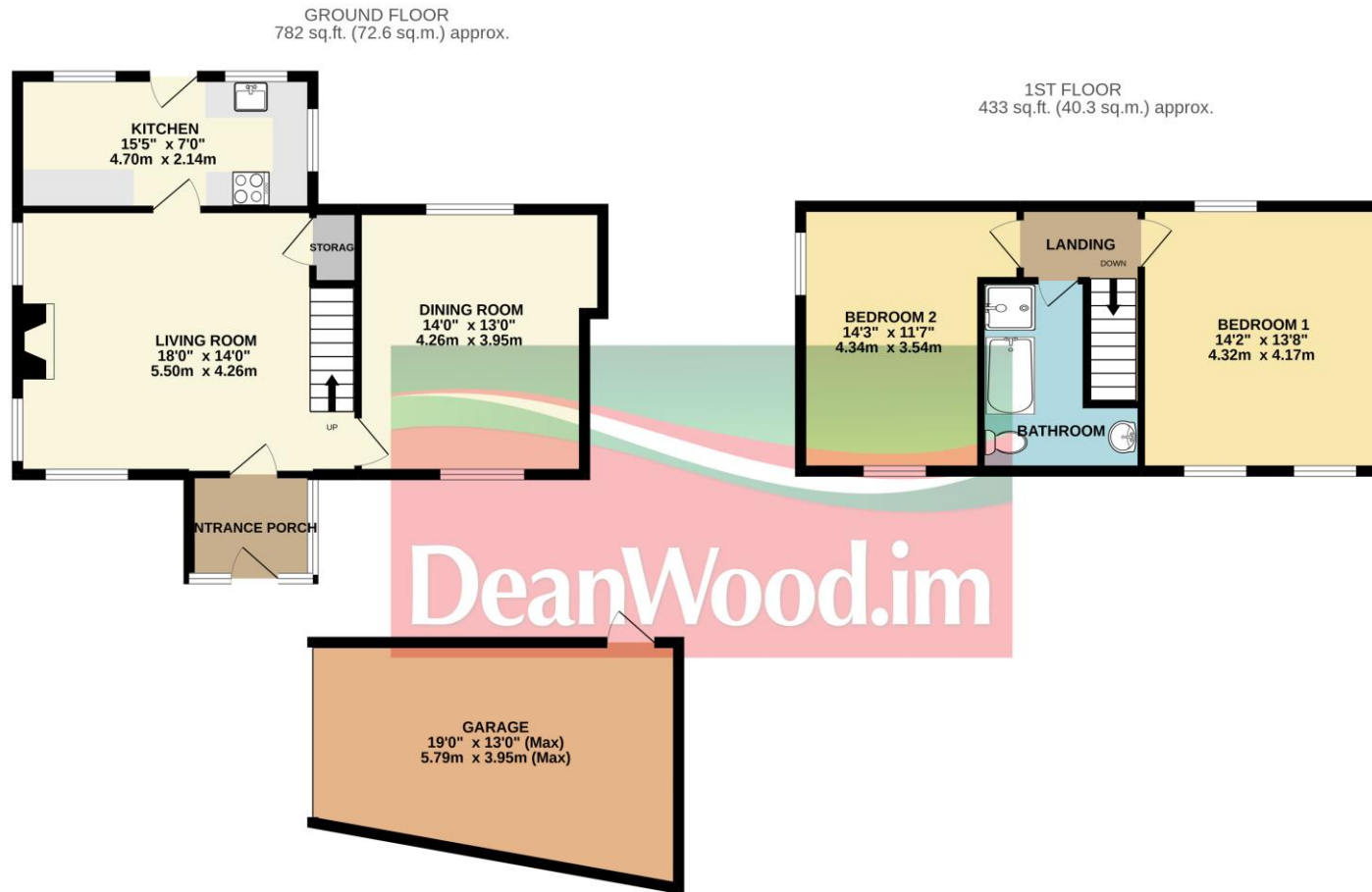
## The Cottage, New Castletown Road, Douglas



### **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.



## The Cottage, New Castletown Road, Douglas

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.





## **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.**