



ASKING PRICE

£499,000



THE DETAILS



4



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1 Thorny Road
Douglas
£499,000

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

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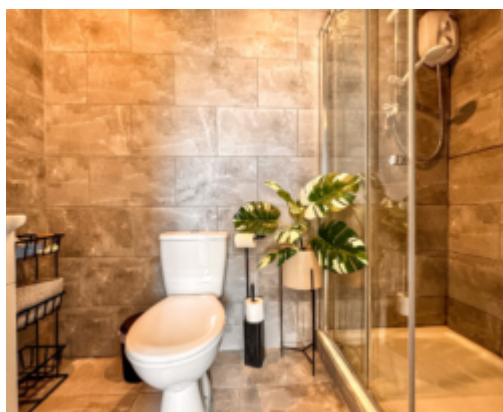
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THE DESCRIPTION

- End-of-terrace period townhouse
- Recently modernised to an excellent standard throughout
- Open-plan Lounge/Diner, Modern Kitchen/Breakfast Room
- Separate Utility Room
- 4 first-floor bedrooms, 2 Bathrooms (1 En-suite)
- Additional attic room
- Fully walled courtyard garden with outbuilding/boiler room and covered storage area
- Period features throughout
- Quiet cul-de-sac location, within walking distance of Douglas Town Centre
- On-street parking
- To be sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 1 Thorny Road to the market. This beautifully presented and recently modernised end-of-terrace period house sits within a quiet cul-de-sac in Douglas Town Centre.

The property itself is bay-fronted, with a tiled footpath leading up to the vestibule entrance. From the vestibule, there is a door into the entrance hall, which has carpeted stairs leading to the first floor and a large built-in understairs storage cupboard. Off the entrance hall, there is a door into the open-plan lounge and dining area. The dining space is situated to the rear of the property, with a large picture window overlooking the property's courtyard. The lounge has a large bay window to the front aspect, offering plenty of natural light, together with a feature log burner to one wall. Continuing down the entrance hall, there is a door into the contemporary-style, modernised kitchen/breakfast room. The kitchen has a range of stylish wall and base units, integrated appliances and a breakfast bar to one end. There is a double-glazed window overlooking the property's courtyard, together with a uPVC door providing access outside. Off the kitchen/breakfast room, there is a door into the utility room, which has space and plumbing for a washing machine or washer/dryer. There are matching base units and worktops to the kitchen, together with a Velux skylight providing natural light.

1 Thorny Road, Douglas

Taking the stairs up to the first floor, off the half landing is a large family bathroom, which has two uPVC double-glazed windows, a freestanding roll-top bathtub with shower over, wash-hand basin and pedestal WC. To the end of the half landing is Bedroom 3, situated to the rear of the house, with a double-glazed window to the rear aspect. Up to the first-floor landing, there are built-in storage cupboards in the understairs area, together with the stairway providing access to the attic space. Bedroom 1, situated to the rear of the property, has a double-glazed window to the rear aspect and an en-suite shower room with a large walk-in shower cubicle, WC and wash-hand basin. Bedroom 2, situated to the front of the property, has two uPVC double-glazed windows to the front aspect. Bedroom 4 is a good-sized single bedroom and could also work well as a study. It has a double-glazed window to the front aspect.

From the landing, there is a door into the stairway taking you up to the attic room. The attic room has a Velux window, wood-panelled walls and ceiling, and carpeted flooring, making it a perfect, easily accessible storage area. Within the attic room, there are two doorways providing access to two large eaves storage areas.

To the rear of the property, there is an outbuilding, which has a double-glazed window and door. The outbuilding has a fully pitched ceiling and houses the oil-fired central heating boiler and Megaflo hot water cylinder. Next to the outbuilding, there is also an additional covered bike store, where the bundled oil tank can also be found. The courtyard itself has full-height stone walls, which have been rendered, and a large block-paved patio area which enjoys the south-facing sun. There is also a timber gate providing access to the side lane.

The property is within walking distance of local primary schools, St Ninian's High School and Douglas Town Centre, with its wide range of local amenities. There is on-street parking outside the property, and local bus routes are also situated close by.

The property was extensively renovated in 2022 to a high standard by the current vendor to include some roof works, insulation, windows, new boiler, kitchen and floor joists.



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The property is to be sold with no onward chain. Please contact Black Grace Cowley to arrange a viewing.

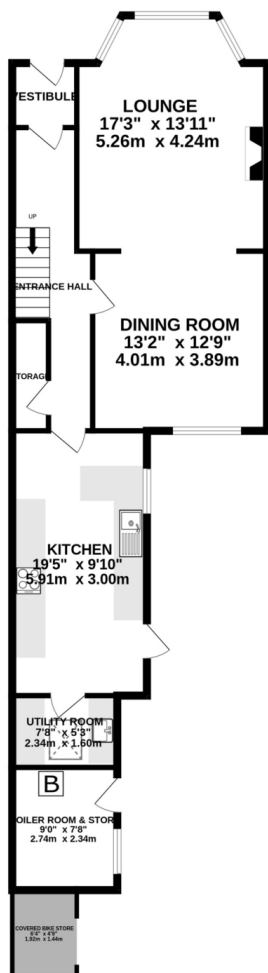
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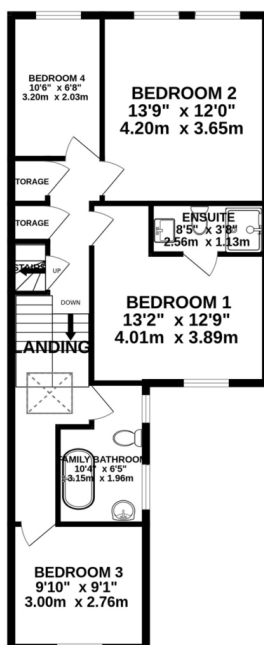
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FLOORPLAN

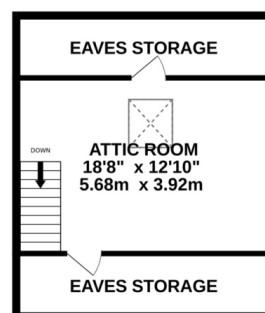
GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.3 sq.m.) approx.



ATTIC
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1931 sq.ft. (179.4 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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Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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