



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



1, BRUNSWICK ROAD

£295,000

- Fabulous opportunity to purchase this double fronted listed Town House
- Comprises of 4 self contained Apartments (3 two bedroom & 1 bedroom)
- Situated in a desirable residential area
- Does need certain work and modrnisation
- Reasonable offers welcome
- For commercial and residential buyers
- Vacant possession and no onward chain
- Gas Fired Central Heating
- 2 Fitted shop frontage with storage space

Full Description

Detailed accommodation comprises:-

Ground Floor.

SHOP 1.

Front shop area (22 ft 8 - 16 ft 3)

Excellent bright and airy commercial space. High Ceilings. Bay Window. Multiple power points and Tel connections. Door to:-

Kitchen/Storage area. (12 ft 8 - 9 ft 2)

Access to enclosed yard. Fitted stainless steel sink unit. Shelving and power points. Laminate flooring. Separate Toilet with natural light.

Shop 2 (25 ft 3 - 20 ft 6)

Great bright and airy space with high ceilings. Shop bay window. Multiple power points.

Store room (10 ft 9 - 6 ft 8)

Tel connection. Power points. Wood laminate flooring. Door to:-

Inner hallway.

Access to lower ground storage.

Kitchen (11 ft - 9 ft 8)

Fitted sink unit and base cupboards. Shelving. Multiple power points. Access to rear yard.

Separate toilet.

Pedestal wash hand basin and toilet. Natural light.

APARTMENTS

Ground floor:-

Communal porch and hallway. Access to yard. Lower cellar.

First Floor

Apartment 1

Lounge (15 ft 2 - 10 ft 6)

Fireplace. TV/TEL connection. Power points. Door to:-

Kitchen (10 ft 8 - 6 ft 8)

Fitted base, wall and drawer units. Generous worktops incorporating sink unit and drainer. Slot-in cooker. Washing machine and fridge. Wall mounted gas boiler.

Bedroom 1 (12 ft 6 - 10 ft 6)

Bedroom 2 (10 ft 3 - 9 ft 9)

Separate toilet.

Shower room. Tiled shower cubicle with electric power shower over. Fitted radiator.

Apartment 2

Lounge (14 ft 8 - 10 ft 9)

TV/TEL connection. Multiple power points.

Kitchen (17 ft 4 - 6 ft 5)

Fitted base, wall and drawer units. Electric cooker. Washing machine and fridge. Breakfast bar. Wall mounted gas boiler.

Bedroom 1 (10 ft 9 - 9 ft 9)

Bedroom 2 (10 ft - 10 ft 4)

Bathroom (6 ft 5 - 6 ft)

Fitted with a 2-piece suite comprising bath unit with shower attachment and pedestal wash hand basin. Radiator.

Separate toilet.

Apartment 3 :-

Lounge (14 ft 7 - 10 ft 2)

Ornate architraves. Power points. Tel connection.

Kitchen (8 ft 9 - 7 ft 4)

Fitted base, wall and drawer units. Slot-in electric cooker. Fridge and washing machine. Tiled splash backs. Gas boiler.

Bedroom 1 (15 ft 9 - 7 ft 4)

Bedroom 2 (10 ft - 9 ft 2)

Shower room (6 ft 4 - 5 ft 9)

Fitted with a 3-piece suite comprising shower cubicle with electric power shower over, pedestal wash

hand basin and toilet.





Tenure	Freehold
Floor Area	
Class Of Use	(A1) Shops
Directions	Heading out of Douglas along Prospect Hill, carry on through Bucks Road and onto Woodbourne Road. Continue along Woodbourne Road passing the Terraced shops on the right hand side and Woodbourne Square where you take the next left into Alexander Drive. Continue along Alexander Drive and bear right just before the Woodbourne Public House into Brunswick Road where the subject property can be clearly identified by our For Sale board on the the left hand side.
Viewings	All viewing accompanied by a representative of Carter Moon Estate Agency. Please contact us on 01624-626123 or Email us at info@cartermoon.com
Rateable value	Apartments 3. Rates £309.00 Shop £ 220.75 Includes Rate Payable.
Inclusions	As seen.
Possession	Vacant upon completion of Sale