



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



HILDESLEY ROAD, DOUGLAS

£215,000

- Beautifully appointed end of terrace Town house
- Attention first time buyers/investors
- 2 Elegant reception rooms
- Attractive breakfast kitchen
- 2 Double bedrooms
- Bathroom with separate shower
- All local amenities are but a couple of minutes away

Key Features

2	
1	
2	

Full Description

This loving cared for period property offers deceptively spacious bright & airy accommodation throughout with a spacious lounge, generously sized dining/ family room, attractive well fitted kitchen, 2 double bedrooms (Bedroom 1 bay window) & modern bathroom plus a spacious attic room. Fabulous low maintenance rear gardens plus a large basement storage room and Garage. As the listing agent I feel it is the perfect young buyers house with nothing to do but just move in. The property runs on efficient oil fired central heating & is fully uPVC double glazed.

Full details & measurements comprises -

Ground floor.

Steps & timber balustrade leading to front entrance. Decorative uPVC door to -

VESTIBULE

Attractive entrance, dado rail. Electrics fuse box. half glazed timber door leading to -

HALLWAY

Ornate ceiling rose. Dado rail. Smoke alarm. Staircase to upper floor.

Reception rooms.

LOUNGE (14 ft 8 - 10 ft 4)

Lovely bright room with bay window that provides plenty of natural light. Fitted blinds. Central ceiling rose. Cove ceiling.

Feature focal fireplace recess. TV connection. Multiple power points.

DINING ROOM/ FAMILY ROOM (13 ft 9 - 11 ft 2)

Spacious room with deep set utilities / storage cupboard. Cove ceiling. feature fireplace with cast inset and hearth to incorporate a real fire. Power points. door to -

KITCHEN (10 ft - 9 ft)

Delightful kitchen that's fitted with an excellent range of light oak fronted base, wall & drawer units. Generous laminate Granite effect work surfaces incorporating a contemporary square stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Cove ceiling. Multiple power points. Ceramic tiled flooring. Appliances include ; electric hob / oven with filter hood above, integral fridge and Dishwasher. Dual aspect windows that provides plenty of natural light. uPVC door to rear garden.

First floor -

LANDING

Doors to -

BEDROOM 1 (14 ft 3 - 14 ft 2)

Fabulous sized room with ample space for stand alone furnishings. Feature bay window with that provides plenty of natural light. Central ceiling rose. Picture rail. TV connection. Multiple power points.

BEDROOM 2 (12 ft 4 - 8 ft 8)

Bright & airy double room (ideal toddlers / nursery room) Ceiling rose. Picture rail. Multiple power points. Rear garden aspect.

FAMILY BATHROOM (10 ft 2 - 9 ft 8)

Beautifully fitted with a full modern suite comprising deep panel bath unit with chrome shower attachment, fully tiled shower cubicle, wash hand basin & vanity unit. Ladder style chrome heated towel rail. Attractive walls & flooring. Upvc window for plenty of natural light.

W.C. Low level flush W.C.

Stairs to:

ATTIC / LOFT ROOM (13 ft 10 - 13 ft 2)

A generously sized room which benefits extra light from side and Velux windows. Ideal children's play room or for storage.

OUTSIDE -

To the front of the property is a delightful flagstone paved forecourt patio garden with raised timber planters which contain colorful mature plants. Additional low maintenance gravel borders.

To the rear is a wonderful decked garden & sitting area again with lovely raised timber borders which support an abundance of mature plants, colorful flowers & shrubs. Masked oil bulk storage tank. Access to service lane. (Perfect tranquil sitting / entertainment area)

BASEMENT STORAGE ROOM (2 rooms 9'11" x 10' ft and 13' 10 x 14')

The front section is Plumbed for washer / dryer. Power & lighting. (Very useful space) and the rear offers excellent storage space.

GARAGE/Store room: 13'6" x 12'92





Tenure

Freehold

Floor Area

Directions

Heading out of Douglas along Peel Road till you come to the main intersection (Roundabout) where you bear right onto the Quarterbridge Road. Proceed up the Quarterbridge Road till you come to the traffic lights at Bray Hill. Continue straight over the traffic lights and up Bray Hill Road where you take the 2nd turning right into Hildesley Road. Carry along Hildesley Road for a short distance where number 49 can be clearly identified by our For Sale board on the right hand side.

Viewings

All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624-626123 or email info@cartermoon.com

Services

All main services connected. Oil fired central heating / uPVC double glazed throughout.

Rateable value

£ 78.00

Rates payable

£ 343.04 (Excl water rates)

Inclusions

All floor coverings & light fittings, Blinds and Dishwasher

Possession

Vacant upon completion of sale.