

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






19, DRINKWATER STREET DOUGLAS

£210,000

- Attractive & spacious double fronted terraced house
- Planning approved for residential use
- Currently used as a commercial property
- Excellent location in the heart of Douglas
- 4 large reception rooms
- 2 Kitchenette's & 3 WC's
- 4 Generous bedrooms
- Carport & parking space
- Gas heating (New boiler) uPVC double glazed throughout
- Vacant possession and no onward chain

Key Features

- 4 
- 3 
- 3 

Full Description

This delightful bright & airy property offers excellent potential for residential accommodation. (1,650 sq ft) Subject to change of use it offers 4 good size reception rooms, 4 large bedrooms, 2 Kitchenettes & 3 WC's (Easy conversion to bathrooms) Outside there is a carport & parking space. The property runs on gas central heating (New boiler) and is fully uPVC double glazed. Located in the heart of the islands capital within walking distance to all local amenities. There is no onward chain & current owner happy for quick completion. Ideal for those looking to stamp their own identity on the property.

Description of possible residential dwelling & measurements are as follows -

Ground floor.

Attractive hardwood door with inset glass pane leading to -

HALLWAY

Smoke alarm. Staircase to upper & lower floors.

SITTING ROOM / LOUNGE (14 ft 5 - 11 ft 8)

Bright & airy with shelved alcove areas. Telephone connections. Deep cove ceiling. Multiple power points.

DINING ROOM (15 ft 2 - 9 ft 8)

Built-in storage cupboards. Smoke alarm. Multiple power points. Telephone connections.

KITCHEN (13 ft 6 - 10 ft 8)

Alcove area with shelving. Down lighting. Telephone connection. Power sockets.

LOWER GROUND FLOOR (26 ft 4 - 14 ft 10)

Would make an excellent cinema / games room. Access to door to carport & parking space.

WC (6 ft 9 - 5 ft 3)

Fitted with a 2-piece suite comprising corner basin unit & toilet. Fan.

First floor.

LANDING - Smoke alarm. Power points.

WC (8 ft 6 - 2 ft 9)

Fitted with a 2 - piece suite comprising basin unit & toilet. Fan.

KITCHENETTE (13 ft 2 - 6 ft 5)

Possible large bathroom with stud walling to WC. Currently fitted with base, wall & drawer units. Generous work tops incorporating stainless steel sink unit with mixer tap & drainer. Built-in storage cupboard. Wall mounted gas boiler. Multiple power points.

BEDROOM 1 (15 ft 7 - 13 ft 10)

Excellent size room with ample space for stand alone furnishings. Cove ceiling. Picture rail. Alcove shelving. Telephone connection. Power sockets.

BEDROOM 2 (15 ft 8 - 9 ft 7)

Airy room with walk in storage cupboard with shelving. Multiple power sockets. Smoke alarm.

Top floor -

Spacious landing area.

WC (8 ft 6 - 2 ft 9)

Fitted with a 2 - piece suite comprising corner basin unit & toilet. Wall mounted mirror. Fan.

KITCHENETTE (13 ft 3 - 7 ft 9)

Again possible 2nd bathroom to WC. Fitted base & drawer units along with work surfaces incorporating a stainless steel sink unit. Larder cupboard with shelving. Smoke alarm. Fan.

BEDROOM 3 (17 ft 2 - 13 ft 6)

Again fabulous sized airy room with ample space for stand alone furnishings. Multiple power points. Possible walk-in wardrobe with shelving & loft access.

BEDROOM 4 (12 ft 11 - 8 ft)

Pleasant double room with twin shelved alcove areas. Multiple power & telephone points.

OUTSIDE - Rear carport & additional parking space. Tap connection.





Tenure	Freehold
Floor Area	
Directions	Heading out of Douglas town centre, up Prospect Hill taking the next left into Athol Street where you proceed to the very end & at the traffic lights (Junction) bear right onto the Peel Road. Continue along the Peel Road, taking the 2nd turning right into Hope Street & next left into Drinkwater Street (One way). Proceed to the top of Drinkwater Street where number 19 is clearly numbered and is the last property on the left 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. Gas central heating (New Boiler) uPVC double glazed throughout.
Possession	Freehold. No onward chain. Quick exchange / completion.
Rates payable	For all recent rates figures please contact the rates department on 696346 / 685661 (Water rates)
Inclusions	As seen.
Please note	Work done by the current vendor. <ul style="list-style-type: none">* Roof work done 2018* New boiler 2018* Radiators* New carpeting 2019