



37 UPPER DUKES ROAD, DOUGLAS

£255,000

- Charming & tastefully renovated Terraced True Bungalow
- Located in a sort after leafy residential area on the outskirts of the islands capital
- Pleasant front aspect overlooking park
- Spacious 16ft Lounge with central fireplace
- Modern well fitted contemporary kitchen / breakfast bar
- 2 Bright & airy double bedrooms
- Good sized bathroom
- Private low maintenance paved & gravel rear yard
- Lower ground storage room
- GFCH & UPVC Double glazing
- Vacant possession and no onward chain

Key Features

2	
1	
1	

Full Description

Carter Moon are delighted to have the opportunity to market this charming true bungalow that offers deceptively spacious & airy accommodation throughout with a 16ft lounge/sitting room with feature fireplace, modern contemporary kitchen / breakfast bar, 2 double bedrooms (Fitted wardrobes) & bathroom. Outside there is a lower level storage / basement with plumbing & lighting. The property has an nice aspect to the front, overlooking Noble's park. Very convenient parking. To the rear is a south east facing low maintenance paved / gravel sitting area (Private) Current vendors have tastefully renovated the house but have kept some lovely period features throughout. Ideally located on the outskirts of Douglas within walking distance to all local amenities. As the listing agent i found this property to be a little jewel within the islands capital !

Full details & measurements are as follows -

Pathway leading to front entrance with night light. Attractive solid timber door to -
ENTRANCE PORCH

Original tiled flooring. Inner door with glass inset (Natural light) to-
LOUNGE / SITTING ROOM (16ft - 13ft 3)

Excellent sized airy room with feature central Mahogany surround fireplace (Inset electric fire) TV/SAT connections. Telephone point. Multiple power sockets. Cove ceiling. Picture rail. Pleasant views to Nobles Park.

KITCHEN (11ft 7 - 10ft 6)

Attractive kitchen that's fitted with a good range of Shaker style light Oak fronted base, wall & drawer units. Generous work surfaces & breakfast bar incorporating a 1.5 stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Integrated wine holders. Under counter fridge. 4-ring gas hob with stainless steel filter hood above & oven. Built-in shelved pantry.

Laminate flooring. Loft access. Smoke alarm. Multiple power points. uPVC door to rear patio.

BEDROOM 1 (13ft 3 - 12ft 3)

Well proportioned double room with ample space for stand alone furnishings. Lovely decorative window that provides plenty of light & views to Nobles Park. Picture rail. TV/SAT connections. Telephone point. Power sockets.

BEDROOM 2 (10ft 3 - 9ft 6)

Deep set built-in wardrobes with hanging rail & inset mirror. TV/SAT connections. Multiple power points. Large picture that provides plenty of natural light. Space for freestanding furniture.

BATHROOM (10ft 9 - 5ft 2)

Fitted with a modern 3-piece suite comprising deep bath unit with chrome shower attachment, pedestal wash hand basin & low flush toilet. Built-in boiler cupboard & alcove area with shelving. Fully tiled walls & flooring. Chrome heated towel rail. Shaver light & socket. Natural light.

OUTSIDE - Garden.

To the front of the property there are 2 lawned areas with central pathway surrounded by mature hedging. Lovely Park aspect. Convenient parking to the front of the property.

To the rear there is a private, sunny low maintenance paved / gravel sitting area (Great sun trap) External power point, lighting & tap connection. Access to service lane. Step down to -

STORAGE ROOM (11ft 5 - 10ft 7)

Lighting & plumbing. Electrics board (New) Wall mounted cupboard. Eaves space.

Tenure: Freehold





Tenure	Freehold
Floor Area	
Directions	From the Sea Terminal heading northwards along the Promenade, bearing left at Broadway & through the traffic lights onto Stanley Terrace. Proceed up the road towards St Ninians, taking the 3rd turning right onto Dukes Road which leads onto Upper Dukes Road. Continue towards the end of the road where Rowenberry 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 alternatively email us at info@cartermoon.com
Services	All main services connected. Gas fired central heating / uPVC double glazing. (Boiler serviced annually)
Rates payable	For recent rates figures please contact the rates department on (01624) 685661
Possession	Freehold. Vacant possession with no onward chain.
Inclusions	All floor coverings, blinds & light fittings.
Please note	The property has been renovated over the last couple of years. <ul style="list-style-type: none">* Electrics* Plumbing* Heating* Damp proofing* Flooring.