

carter moon
property sales & lettings




55 Victoria Street
Douglas
Isle of Man
IM1-2LA



60, MURRAYS ROAD DOUGLAS £330,000

- Impressive & immaculately appointed 3 level Town house
- Situated in the heart of Douglas, close to all local amenities
- Fitted with smart technology throughout
- 2 Elegant reception rooms
- Modern fitted kitchen with integral appliances
- 4 Large bedrooms (2 En-suite bathrooms)
- Additional family bathroom & WC
- Rear parking for 2 cars
- Forecourt garden (Artificial grass) & enclosed rear yard
- Gas central heating/UPVC double glazing
- Internal inspection highly advised

Key Features

- 4 
- 3 
- 2 

Full Description

Carter Moon are delighted to have the opportunity to market this spacious & exceptionally well presented Town house that's ideally situated in the heart of the islands capital within a stones throw to local amenities. The current vendors have installed smart technology to the property such as voice activation for lights & music, CAT 6 wiring & heating control system to all rooms. Brief accommodation comprises of 2 spacious living rooms, well fitted modern kitchen, 4 large bedrooms (2 luxurious En-suite bathrooms), additional family bathroom & WC. Outside there is a delightful forecourt garden, rear yard & access to 2 car parking spaces. The property runs on gas central heating & is fully uPVC double glazed (Mega-flow system) As the listing agent I find that the property is competitively priced & viewers / buyers will be pleasantly surprised with what the house has to offer !!

Full details & measurements are as follows -

Ground Floor.

Pathway leading to front entrance (Keyless entry via apps)

Attractive composite uPVC door to -

PORCH / HALLWAY

Deep set under stairs storage cupboard (Houses CAT 6 wiring panel)

Newly laid Quick step Grey Oak vinyl flooring. Wall mounted tablet for home automation. Wall mounted Alexa. Cove ceiling.

Hanging cloaks rail. Access to rear yard & parking spaces.

W.C

Fitted with a modern 2 - piece suite comprising corner vanity sink unit & low flush toilet. Tiled effect flooring. Fan.

Reception rooms.

LIVING / SITTING ROOM (15ft 2 - 13ft)

Delightful bay window area that provides plenty of natural light. TV/SAT connections. Multiple power points.

FORMAL DINING ROOM (13ft 4 - 13ft 2

Well proportioned room with ample space for 6-seat dining suite. Multiple power points. Wide uPVC window that provides plenty of natural light.

BREAKFAST KITCHEN (17ft 8 - 9ft 10)

Fitted with an excellent range of high gloss cream fronted base, wall & soft closing drawer units. Tile splash backs.

Attractive tile effect flooring. Generous work surfaces incorporating a 1.5 stainless steel sink unit with pull out mixer tap & drainer. Appliances include - touch control 4-ring electric induction hob / oven with filter fan above. Integral fridge / freezer, dishwasher & microwave. Plumbed for washing machine & space for beer fridge. Wall shelving. Multiple down lighting.

Smoke alarm. Wall mounted gas boiler. Power sockets.

First floor -

Half landing. Velux window for natural light. Built-in storage cupboard (Houses new mega-flow system)

GUEST SUITE / BEDROOM 2 (17ft 6 - 12ft)

Fabulous sized airy room with loads of space stand alone furnishings. TV/SAT connection. Multiple power points.

EN-SUITE BATHROOM (8ft 2 - 6ft 8)

Fitted with a modern suite comprising P-shaped bath unit with chrome shower attachment & screen, vanity sink & low flush toilet. Wall mounted illuminated sensor mirror. Chrome heated towel rail. Fan. Attractive tiled wall. Natural light.

MAIN LANDING.

Wall mounted tablet for home automation control. Wall mounted Alexa. Smoke alarm.

MASTER BEDROOM (19ft 7 - 12ft 10)

Impressive sized airy room with CAT 6 wiring. TV/SAT connections.

WALK-IN WARDROBE (12ft 9 - 4ft 8)

Floor to ceiling modern wardrobes to either side. Power & lighting.

EN-SUITE BATHROOM (13ft - 6ft 9)

Fitted with a luxurious full suite that comprises double jacuzzi bath with waterfall tap, double shower cubicle with chrome attachments, vanity sink & low flush toilet. Attractive tiled walls & flooring. Wall mounted illuminated mirror with demister. Chrome heated towel rail. Fan. Plenty of natural light.

2ND FLOOR.

landing with gable window. Loft access. Smoke alarm. Built-in storage cupboard.

BEDROOM 3 (12ft 10 - 12ft)

Spacious room with dormer window that offer lovely sea & hillside views. TV point. Multiple power points.

BEDROOM 4 (12ft 10 - 11ft 9)

(Currently used as a cinema / games room) Skylight window. Aerial point & CAT 6 power. Multiple power sockets.

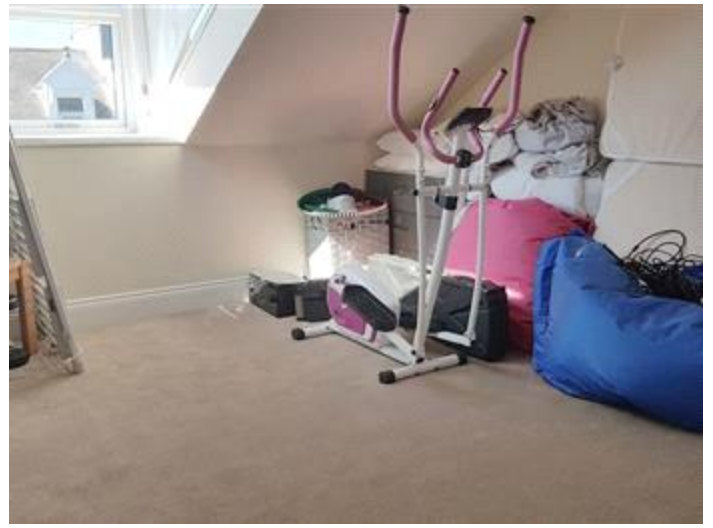
FAMILY BATHROOM (12ft 10 - 7ft 3)

Large & airy that's fitted with a 3-piece suite comprising deep P-shaped bath with shower attachment & screen, vanity sink & low flush toilet. Tiled walls. Chrome heated towel rail. Illuminated mirror.

OUTSIDE - To the front of the property there is a delighted forecourt area surrounded by dwarf walls & decorative railings with artificial grass. To the rear is an enclosed yard with tap connection & access gate to 2 car off road spaces. (Large garden shed in one space)

Tenure: Freehold





Tenure	Freehold
Floor Area	
Directions	Heading out of Douglas Town Centre, up Prospect Hill & onto Bucks Road. Proceed through the traffic lights by the Rosemount Pub onto Woodbourne Road, bearing right passing Hope & Dreams Nursery on your left where you take the next right into Murrays Road. Proceed down Murrays Road for a short distance where number 60 is clearly identified by our For Sale board on the left hand side.
Services	All main services connected. Gas fired central heating / uPVC double glazing throughout. (Mega-flow system for instant hot water & increased pressure) Boiler serviced annually.
Viewings	All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624) 626123 or alternatively email - info@cartermoon.com
Possession	Freehold. Vacant upon completion of sale.
Rateable value	For all recent rates figures please call the rates department on (01624) 685661 / 696347
Inclusions	All floor coverings, Blinds & light fittings.
Please note	Some important features with the property. <ul style="list-style-type: none">* Completely refurbished in 2016 (Heating system, Electrics & insulation)* CAT 6 cabling throughout the house* Smart zoned heating system (Specific temp / schedule in each room via app)* All internal doors are fire doors & automatically close* Roof approximately 14 years old.* Smart zoned switches (Normal or via app / voice activated Alexa)* Motorised open / closed blinds via app or Alexa for Living room & Master bedroom.* Keyless entry using app for both doors or key-fob at front door & passcode for back door.* Ring door bell - answerable by mobile app & announced throughout the property by Alexa.