

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






THE GATEHOUSE, RAVENSCLIFFE MEWS FORT ANNE ROAD DOUGLAS

£229,950

- Attractive & deceptively spacious double fronted cottage
- Short walk to all amenities (Bars & Restaurants)
- Pleasant front aspect views
- Spacious lounge with log burning stove
- Dining Room
- Conservatory / sun room
- Well fitted Galley style kitchen
- 2 Good sized double bedrooms
- Bathroom
- Convenient parking close by

Key Features

2 
1 
2 

Full Description

Carter Moon are excited to introduce this attractive double fronted cottage to the market which offers bright & airy accommodation throughout that comprises of a large sitting / living room (Wood burning stove) dining room, conservatory, 14ft galley style kitchen, 2 excellent sized bedrooms & bathroom. Small rear paved yard & convenient parking close by. The property runs on gas central heating & is fully uPVC double glazed. This is also perfect as an investment buy with very reliable tenants in situation that are happy with a long term lease.

Full details & measurements are as follows -

Ground floor.

Front entrance with night light. Glazed uPVC door leading to -

HALLWAY (15ft 3 - 10ft 2)

Spacious & airy with feature exposed timber beams. Deep set under stairs storage cupboard. Telephone connection. Turning staircase to first floor. Doors & opening to kitchen, dining room & living /sitting room.

SITTING ROOM (14ft 10 - 14ft)

Feature period fireplace with inset log burning stove. Exposed timber ceiling beams. Alcove shelving. TV/SAT connections. Aspect windows for plenty of natural light. Door to -

CONSERVATORY / SUN ROOM (11ft 6 - 8ft 5)

Multiple power points. uPVC door to rear paved patio area.

DINING ROOM (10ft 6 - 7ft 2)

Sliding door to rear patio area. Power points. Wall mounted gas fired boiler.

GALLEY STYLE KITCHEN (14ft 6 - 6ft 9)

Attractive kitchen that's fitted with a good range of Pine wood fronted base, wall & drawer units. Additional corner shelving & glass display cabinets. Generous work tops incorporating a 1.5 sink with mixer tap & drainer. Space for under counter fridge / freezer & washing machine. Tile flooring & splash backs. 4 ring gas cooker with filter hood above. Built-in eye level oven & microwave. Feature exposed ceiling beams.

FIRST FLOOR (14ft 3 - 6ft 2)

Smoke alarm.

BEDROOM 1 (15ft - 12ft 6)

Excellent sized bright & airy room with fitted floor to ceiling wardrobes to one wall. Exposed timber flooring. Multiple power points. Pleasant front aspect views.

BEDROOM 2 (14ft 3 - 10ft 4)

Again good sized double room with ample space for stand alone furnishings. Timber flooring. Power points. Hillside outlook.

BATHROOM (8ft 8 - 5ft 6)

Fitted with a modern 3 -piece suite comprising bath unit with electric power shower over & screen, vanity sink & toilet. Half tiled walls. Built-in linen cupboard. Loft hatch.

OUTSIDE

To the rear of the property there is a small paved private sitting area with steps & pathway that leads to a shared lane for bins.



Tenure	Freehold
Floor Area	
Directions	Heading out of Douglas over the swing bridge at South Quay, at the mini roundabout bear right in the direction the Old Castletown Road. At the next mini roundabout turn immediately left into Fort Anne Road. Proceed up Fort Anne Road towards Douglas Head where The Gate House, Ravenscliffe Mews can be clearly identified by our For Sale board half way up on the left hand side.
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
Services	All main services connected. Gas fired central heating / uPVC double glazed. (Boiler serviced annually)
Possession	Freehold. Vacant upon completion of sale.
Inclusions	All floor coverings, blinds & light fittings.
Rateable value	For all recent rates figures please contact the rates department on (01624) 685661/696397

