



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



29, PALATINE ROAD

£259,950

- Attractive & very spacious mid terraced town house
- Located in a popular residential area on the outskirts of Douglas
- Refurbishment required
- 2 Elegant reception rooms
- 15ft Well fitted kitchen
- 5 Large bedrooms
- Modern bathroom & separate shower room
- Utility room & additional store room
- Front courtyard garden & enclosed rear yard
- All local amenities are a short walk away
- OCH/UPVC Double glazed throughout

Key Features

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| 5 | |
| 2 | |
| 2 | |

Full Description

Although this large family terraced house is in need of refurbishment throughout it offer excellent spacious accommodation throughout with 2 large reception rooms, 15ft breakfast kitchen, 5 sizable bedrooms with shower & bathroom on each floor, Utility & good sized storage room. Outside there is an enclosed rear yard & courtyard front garden. The property runs on oil fired central heating & is fully uPVC double glazed. Ideally positioned within walking distance to all local amenities such as primary / secondary schools, convenient shops, bus routes round the island & Douglas promenade. As the listing agent I think the property has excellent potential & with some changes will make a superb family residence.

Full details & measurements are as follows -

Ground floor.

Pathway to front entrance. uPVC door leading to -

ENTRANCE PORCH

Cove ceiling. Dado rail. Wood effect flooring. Solid timber inner door to -

HALLWAY

Ornate architraves. Cove ceiling. Matching wood effect flooring. Power points. Staircase to upper floors.

Reception rooms -

LOUNGE / FAMILY ROOM (16ft - 12ft 8)

Large bay window that provides plenty of natural light. Feature central fireplace with inset electric fire. Ornate ceiling rose. Cove ceiling. Picture rail. Multiple power points. TV/SAT connection. Door to -

DINING ROOM (13ft 2 - 11ft 6)

uPVC French doors to rear yard. Central ceiling rose. Picture rail. Under stairs storage cupboard. Feature decorative open fireplace & surround. Multiple power points. Door to -

KITCHEN (15ft 9ft 3)

Spacious bright & airy kitchen that's fitted with a good range of Cream fronted base, wall & drawer units. Solid wooden worktops incorporating Belfast sink with mixer tap. Tiled splash backs. Appliances include - Rangemaster Toledo cooker / oven set in chimney style nook. Wood effect flooring. Multiple power points. Door to -

UTILITY ROOM (6ft 9 - 5ft 10)

Plumbing for washing machine & vented for dryer. Space for fridge freezer. Down lighting. Tiled flooring. uPVC doors to rear decked yard.

STORAGE ROOM (8ft 10 - 6ft 4)

Houses oil fired boiler. Plumbing. Space for white goods appliances.

First floor.

Half landing. Loft access.

BATHROOM (6ft 4 - 6ft 2)

Fitted with a 3 piece suite comprising bath unit with shower attachment, pedestal wash hand basin & toilet. Wall mounted mirror cabinet. Heated towel rail. Glazed window for natural light.

BEDROOM 5 (9ft 8 - 9ft 6)

Multiple power points. Cove ceiling. Large gable window for natural light.

Main landing area. Smoke alarm. Dado rail.

BEDROOM 1 (20ft 6 - 13ft 4)

Fabulous sized room with feature period fireplace. Picture rail. TV connection. Power points.

BEDROOM 2 (13ft 8 - 10ft 5)

Feature period open fireplace. Solid timber flooring. Multiple power points. Dado rail.

2nd floor.

LANDING- Large Velux window that provides excellent natural light. Smoke alarm.

SHOWER ROOM (6ft 6 - 3ft 5)

Fitted with a modern suite comprising fully tiled shower cubicle with chrome shower head, basin unit & toilet. Tiled walls & flooring. Down lighting.

BEDROOM 3 (16ft 3 - 12ft 9)

Dormer window. Attractive laminate flooring. Ample space for stand alone furnishings. Picture rail. Power points.



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| Tenure | Freehold |
| Floor Area | |
| Directions | Heading out of Douglas Town centre along Woodbourne Road, passing Hope & Dreams Nursery on your left, take the next right onto Murrays Road. Proceed down Murrays Road for a short distance & take the next left into Palatine Road. Continue to the end of Palatine Road where number 29 can be clearly identified by our For Sale board 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. Oil fired central heating / uPVC double glazing. |
| Possession | Freehold. Vacant upon completion of sale. |
| Rateable value | For all recent rates figures please contact the rates department on (01624) 685661 |
| Inclusions | All floor coverings & light fittings. |

