



**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



## SALALAH HOUSE, PEEL ROAD DOUGLAS

### £250,000

- Sizable Town House located in the heart of the islands capital
- Renovation & refurbishment required
- Possible conversion to Flats /Apts
- 2 large elegant reception rooms
- Modern well fitted kitchen & Utility room
- 10 spacious bedrooms ( 4 En-suite )
- 3 WC"S
- Gas central heating/UPVC double glazed
- Vacant with no onward chain
- Viewings are highly recommended

#### Key Features

10 

4 

2 

## Full Description

Steps and pathway to front entrance.

### ENTRANCE PORCH (5ft 9 - 5ft 4)

Decorative architraves and coving. Built in electrics box. PVC inner glass door. Steps leading to

### ENTRANCE HALLWAY (22ft 5 - 5ft 9)

Ornate architraves and deep cove ceiling. Picture rail. Deep set under stairs storage cupboard. Staircase to upper floors.

### LOUNGE (17ft 8 - 13ft 8)

Central ceiling rose. Coved ceiling. Picture rail. Multiple power sockets. Central electric fireplace. Arch opening to

### DINING AREA (13ft 9 - 13ft 10)

Alcove area with shelving. Central ceiling rose. Coved ceiling. Power sockets.

### KITCHEN (13ft 7 - 10ft 2)

Attractive modern kitchen that is fitted with a good range of solid oak shaker style base wall and drawer units. Illuminated glass cabinets. Tiled splashbacks. Tiled flooring. Generous granite effect worktops incorporating a 1.5 bowl ceramic sink unit with classic mixer tap and drainer. Appliances include built in eye level oven and grill, microwave and coffee machine. Touch control four ring ceramic cooker with filter hood above. Integrated dishwasher and fridge. Multiple downlighting. PVC door to rear yard.

### UTILITY ROOM (10ft 9 - 7ft 2)

Fitted base and wall units. Generous worktops with undercounting plumbing for washing machine. Matching tiled flooring. Tiled walls. Multiple power sockets. Access to rear yard.

### W.C (5ft 6 - 3ft)

Fitted with a two piece suite comprising basin unit and toilet. Solid oak flooring. Fan.

### FIRST FLOOR

#### HALF LANDING

### BEDROOM 3 (20ft 4 - 11ft)

Sliding wardrobes to one wall. Ornate coved ceiling. Multiple power sockets.

### EN-SUITE SHOWER ROOM (7ft 10 - 7ft)

Fitted with a four piece suite comprising fully tiled shower cubicle, vanity sink unit, bidet and toilet. Fully tiled walls. Laminate flooring. Wide glazed window for natural light.

### SEPERATE TOILET (5ft 1 - 3ft 3)

### MAIN LANDING

Ornate architraves. Coved ceiling,

### BEDROOM 1(13ft 7 - 11ft 2)

Fabulous bright and airy room that offers picturesque hillside views. Coved ceiling. Picture rail. Alcove areas with built in storage cupboards. Multiple power sockets.

### EN-SUITE SHOWER ROOM (7ft 2 - 6ft 4)

Fitted with wash hand basin and double tiled shower cubicle. Towel rail.

### KITCHENETTE (8ft 5 - 7ft 8)

Fitted with base units along with generous counter tops which incorporate stainless steel single bowl sink with mixer tap and drainer. Power sockets.

### BEDROOM 2 (14ft - 13ft 2)

Good sized double room with ample space for stand alone furnishings. Coved ceiling. Storage cupboard. Multiple power sockets.

### SECOND FLOOR

#### HALF LANDING

### BEDROOM 4 (11ft 9 - 6ft)

TV and telephone connections. Multiple power sockets.





<b>Tenure</b>	Freehold
<b>Floor Area</b>	
<b>Directions</b>	Heading out of Douglas from the sea terminal , proceed over the main roundabout onto Lords Street. Continue along Lord Street driving up the hill, passing the Railway Station & onto the Peel Road where number 34 can be clearly identified by our For Sale board on the right hand side.
<b>Viewings</b>	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 - <a href="mailto:info@cartermoon.com">info@cartermoon.com</a>
<b>Services</b>	All main services connected. Gas fired central heating / uPVC double glazing.
<b>Rates payable</b>	For all recent rates figures please contact the rates department on ( 01624 ) 685661 / 696347
<b>Possession</b>	Freehold. Vacant with no onward chain.
<b>Inclusions</b>	As seen.
<b>Please note</b>	Suitable for cash buyers / developers only. Renovation / refurbishment required.