



142 WOODBOURNE ROAD, DOUGLAS, ISLE OF
MAN, IM2 3BD
ASKING PRICE OF £315,000





SUMMARY

An opportunity to purchase a large and spacious period 5 bed family property located in the immediate vicinity and within a short walk of St Mary's Primary School and St Ninnian's Secondary School.

Constructed in the 1890's and set out over three floors, the accommodation comprises five double Bedrooms, including a very well-proportioned light and bright principal Bedroom. A Family Bathroom and separate WC complete the upper floors, with the rear attic bedroom offering pleasant sea views. The ground floor incorporates generous rooms being the Lounge with bay, Dining Room and Kitchen. The ground floor also provides under stairs storage and access to the rear yard.

The property is packed with original features, including multiple attractive fireplaces, oversized skirting, decorative cornicing and ceiling roses. Sat underneath the current carpets are original floorboards and original tiles in the porch crying out to be exposed.

Externally there is a westerly facing lawned front garden with mature shrubs, pathway and wrought iron



decorative gate. The school playing fields sit directly opposite the property, and provide an excellent opportunity for the younger family members to burn off excess energy. To the rear is a traditional walled yard with pleasant seating area, oil tank and access to the rear lane. The rear yard also provides access to the cellar which houses the boiler and forms additional storage space.

Due to its location, the property may suit a growing family seeking a manageable modernisation project, with the local schools and Douglas Town Centre both within easy reach.



ADDITIONAL INFORMATION

- uPVC Double Glazed throughout
- Oil Fired Central Heating System
- Manageable Modernisation Opportunity
- Excellent Location, Ideal for Local Schools

DIRECTIONS

Travelling out of the centre of Douglas, continue up Prospect Hill, through Bucks Road and onto Woodbourne Road, where the property can be found towards the end of the road on the right hand side opposite St Mary's Primary School playing fields.

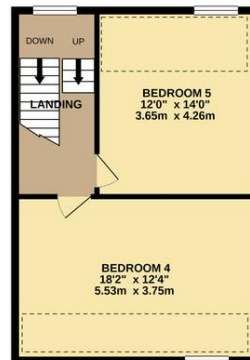
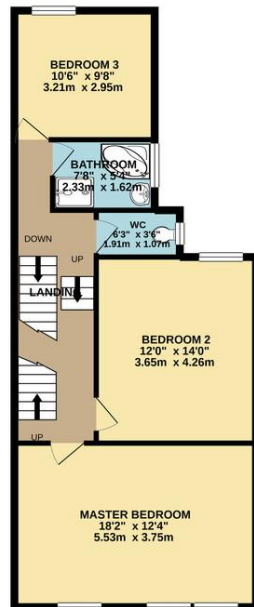
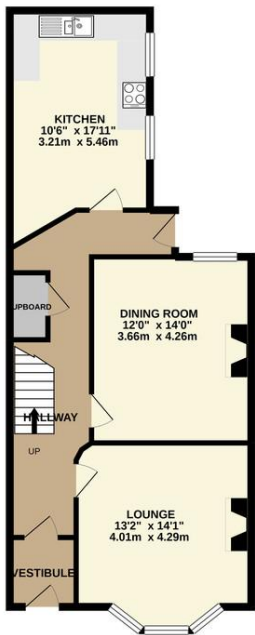




GROUND FLOOR
675 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.

2ND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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