

4 Albert Terrace, The Crofts, Castletown

Ref No DCP01141



PRICE £300,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- End of Terrace Town House in Convenient Central Location
- Short Walk to Local Amenities
- Excellent Potential Requiring Modernisation Throughout
- 2 Reception Rooms
- Breakfast Kitchen
- Ground Floor Shower Room
- 4 Bedrooms
- Family Bathroom
- Garden to Rear
- Viewing Recommended

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To the front of the property is a walled area for plants and pots. While to the rear is a garden enjoying a south easterly position. Mainly laid to lawn with flowerbed. Enclosed by stone walls and a gate accessed via a side lane which has a right of way between the properties along the terrace.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling out of Market Square in Castletown along Queens Street, continue onto Farrants Way. At the S bend turn right into Arbory Street and first left into The Crofts. Proceed along where 4 Albert Terrace will be found on the right hand side after the bowling green.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Timber door with transom window leading to:-

ENTRANCE HALL Stairs leading off to upper floor. Carpeted flooring. Electrical consumer unit. Door to:-

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LOUNGE (13'3" x 10'5" approx.) Open grate fire. TV/satellite connection. Picture rail. Feature wall. Carpeted flooring. Obscured window to kitchen. Wall lights.



KITCHEN (11'0" x 10'5" approx.) Fitted with a range of wall and base units with laminate worktops with a sink with mixer tap and drainer unit. Space for washing machine and tumble dryer. Exposed limestone feature wall. Lino flooring. Space for fridge freezer. Obscured windows to lounge and sitting room.



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SITTING ROOM (16'6" max x 11'2" approx.) Good size light and airy room with Velux window and door to rear garden. Door to rear porch.



SHOWER ROOM Accessed from the rear porch. Comprises a wash hand basin, WC and shower enclosure.

FIRST FLOOR

LANDING

BEDROOM 1 (16'6" x 10'5" approx.) Generous double bedroom with twin aspects to the front of the property. Carpeted flooring.



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BEDROOM 2 (10'6" x 10'5" approx.) Double bedroom. Aspect to rear. Cupboard housing gas fired central heating boiler.



SECOND FLOOR

BEDROOM 3 (11'4" x 10'6" approx.) Double bedroom. Velux window. Exposed purlin.



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BEDROOM 4 (9'6" x 9'6" approx.) Aspect to the front of the property.

BATHROOM (7'10" x 7'0" approx.) Three piece suite in blue comprising panelled bath, WC and pedestal wash hand basin. Exposed purlin. Velux window.



SERVICES

All mains services are installed.
Gas fired central heating.
Timber single glazed windows.

ASSESSMENT

Rateable value £68 Approx Rates payable £701.48 (incl. of water rates).

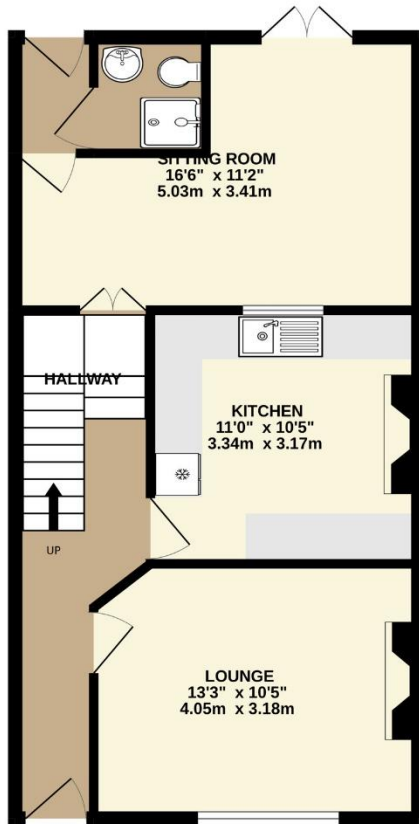
TENURE

FREEHOLD
VACANT POSSESSION ON COMPLETION

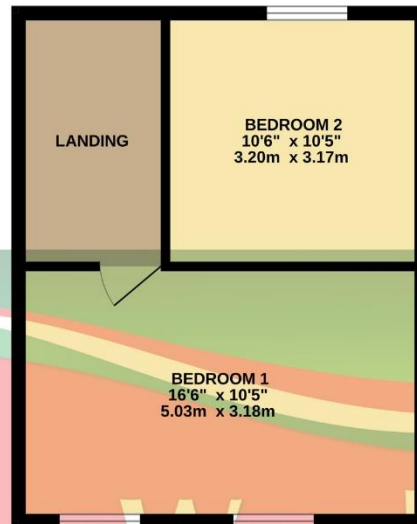
For further details and arrangements to view, please contact the Agents.

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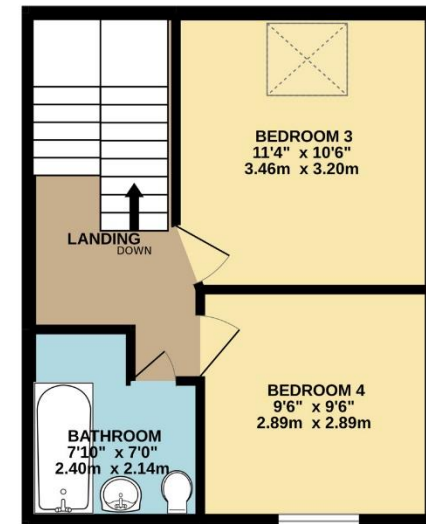
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

Not to scale-for identification purposes only
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