

8 Wesley Terrace, Douglas

Ref No DDP05477



PRICE £220,000

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- Spacious Terrace House
- Convenient Town Location and Easy Walk to Local Amenities
- Open Plan Living Room/Dining Room
- Modern Fitted Kitchen
- 3 Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Yard

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To the front of the property is an easy to maintain seating area with dwarf wall and wrought iron railings and gate. Steps lead up to the front door. To the rear is an enclosed yard with access to the service lane.

The price is to include fitted floor coverings

DIRECTIONS TO PROPERTY:

From Rosemount traffic lights, travel north along Woodbourne Road and take the first left onto Hawarden Avenue. Take the next left onto Mount Bradda and turn left onto Rosemount. Turn left into Willow Terrace and Wesley Terrace can be found on the left hand side. Proceed up the terrace and No. 8 will be found a short distance on the right hand side, clearly identified by our For Sale board.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH (3'8" x 4'4" approx.) uPVC front door with opaque glass. Cupboard housing fuse board. Inner glazed door to:-

ENTRANCE HALL (3'9" x 18'3" approx.) Stairs to first floor. Coving. Under-stairs storage cupboard.



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LIVING ROOM/DINING ROOM (11'0" x 23'4" approx.) Feature fireplace with marble hearth and decorative mantel above. TV and satellite points. Large uPVC window to front. Dining area with window to rear overlooking the yard.



KITCHEN (6'6" x 12'5" approx.) Modern fitted kitchen with a variety of wall and base units finished in white front cupboards and drawers with contrasting black stone effect worktops incorporating a single stainless steel sink with tiled splashbacks. Appliances include: 4 ring hob with extractor over and under counter electric oven below, integrated dishwasher. Plumbing for washing machine. Space for freestanding fridge freezer. Full height pantry style cupboard with pull out shelving. Tiled effect flooring. uPVC door to rear yard.



FIRST FLOOR**LANDING** Loft access.

BATHROOM Modern white suite comprising P-shaped bath with shower and screen over, WC and wall mounted wash hand basin with storage below and illuminated mirror above. Heated towel rail. Marble effect Mermaid boarding to walls. Extractor fan. Wall mounted gas fired central heating boiler. PVC ceiling for easy maintenance. Downlights. Window with opaque glass. Tile effect flooring.



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BEDROOM 1 (7'9" x 12'4" approx.) Twin uPVC windows with front aspect.



BEDROOM 2 (7'6" x 12'4" approx.) Front aspect.

BEDROOM 3 (9'5" x 10'6" approx.) Rear aspect.



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SERVICES

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £60

Approx Rates payable £286.98 (incl. of water rates).

TENURE

FREEHOLD

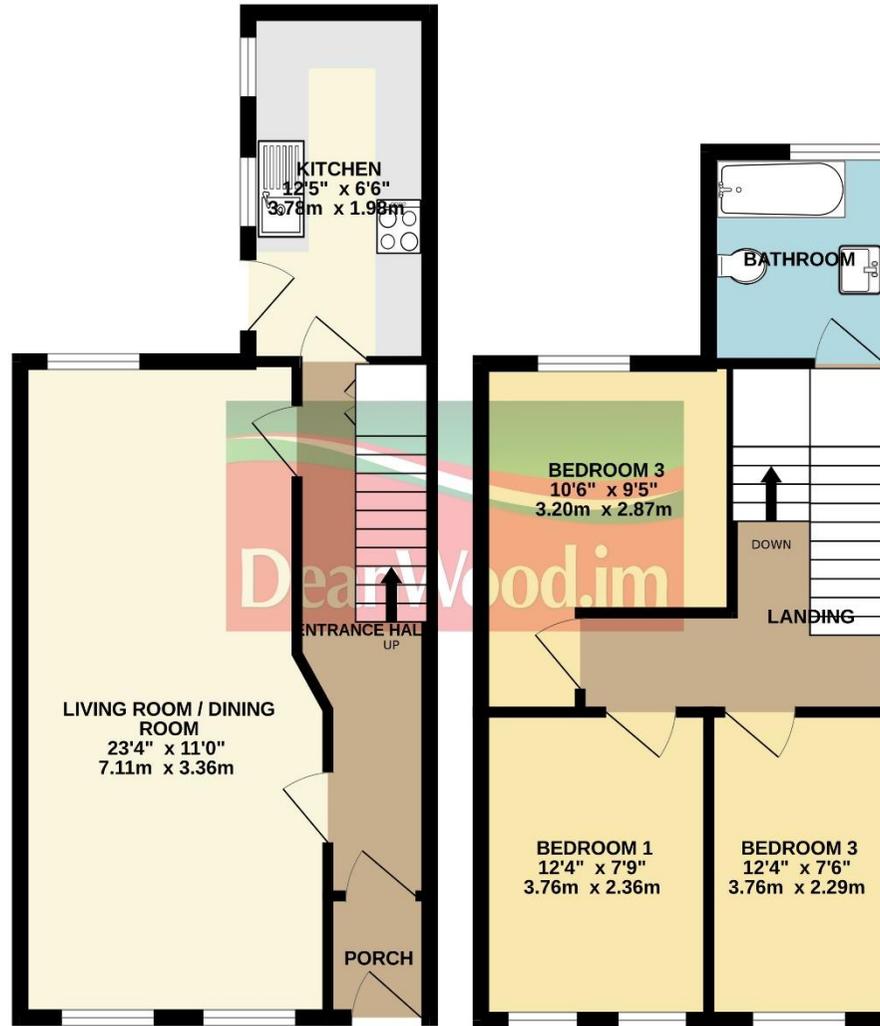
VACANT POSSESSION ON COMPLETION

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

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GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Not to scale-for identification purposes only
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