

12 Crosby Terrace, Douglas

Ref No DDP05519



PRICE £369,950

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
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- A Spacious Mid-Terraced Town House
- Convenient for Schools, Shops and Surrounding Amenities
- Flexible Family Accommodation Over Three Floors
- 2 Reception Rooms
- Breakfast Kitchen
- Utility Room
- 6 Bedrooms
- Bathroom, Shower Room and Separate WC
- Outside WC
- Easy to Maintain Front and Rear Gardens
- uPVC Double Glazing
- Gas Fired Central Heating (New Boiler 12+ Months Ago)

12 Crosby Terrace, Douglas

Enclosed rear yard area with access gate to rear service lane.



12 Crosby Terrace, Douglas

The price is to include fitted floor coverings, fridge, cooker and washing machine. Furniture available if required.

DIRECTIONS TO PROPERTY:

Travelling up Broadway, proceed through the traffic lights onto Stanley Terrace and Ballaquayle Road and the property can be found a short distance on the left hand side, opposite Kinrade's Pharmacy.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH uPVC front door. Attractive tiled flooring. Fuse board. Dado rail. Inner glazed PVC door.

HALLWAY (5'5" x 21'9" approx.) Stairs to upper floors. Under-stairs cupboard. Attractive coving and high ceilings. Dado rail.

DINING ROOM (13'0" x 16'5" into bay) Large bay window. High ceilings with attractive coving and ceiling rose. Feature fireplace with electric fire inset. TV point. Picture rail.



12 Crosby Terrace, Douglas

LOUNGE (11'2" x 13'3" approx.) Matching high ceilings and coving. Picture rail. Feature electric fire. Large uPVC window providing rear aspect. TV point. Telephone point.



BREAKFAST KITCHEN (9'3" x 19'2" approx.) A good sized breakfast kitchen with a variety of wall and base units with laminate worktops incorporating a 1½ bowl stainless steel sink and contrasting tiled splashbacks. Space for freestanding gas cooker and hob and tall fridge freezer. Breakfast bar and additional storage units. Wall mounted electric fire. Space for sofa. Vinyl stone effect flooring. TV point. uPVC door to rear yard and outbuilding.



FIRST FLOOR

BATHROOM (9'8" x 9'2" approx.) Panelled bath with shower over, WC and wash hand basin with vanity storage units. Heated towel rail. Part-tiled walls. Vinyl tile effect flooring. Window with opaque glass.



SHOWER ROOM (6'5" x 6'8" approx.) Enclosed corner shower cubicle with tiled surround and folding doors, WC and wash hand basin with storage cupboard below. Heated towel rail. Part-tiled walls. Vinyl tile effect flooring.



12 Crosby Terrace, Douglas

SEPARATE WC WC. Part-tiled walls. Vinyl flooring.



BEDROOM 2 (9'2" x 12'8" approx.) Large uPVC window with front aspect. Wash hand basin with tiled splashback.



12 Crosby Terrace, Douglas

BEDROOM 3 (7'7" x 12'8" approx.) Front aspect. Wash hand basin with tiled splashback.



BEDROOM 1 (11'2" x 11'7" approx.) Fitted wardrobes with hanging and shelving and additional storage above. TV point. Pedestal wash hand basin and mirrored storage cupboard above. Rear aspect.



12 Crosby Terrace, Douglas

SECOND FLOOR

LANDING Large airing cupboard. Velux window.

BEDROOM 4 (11'2" x 13'7" approx.) Dormer window providing rear aspect. Wash hand basin.



BEDROOM 5 (8'4" x 13'9" approx.) Wash hand basin. Window providing front aspect.



12 Crosby Terrace, Douglas

BEDROOM 6 (9'0" x 12'8" approx.) Wash hand basin. Window providing front aspect.

OUTSIDE

UTILITY (8'0" x 10'7" approx.) Quarry tiled flooring. Wall mounted Vaillant gas fired central heating boiler. Plumbing for washing machine. Power, light and water. Skylight. Storage units.

SEPARATE WC WC. Light.

SERVICES

All mains services are installed.

Gas fired central heating. New boiler just over 12 months old
uPVC double glazing.

ASSESSMENT

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

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

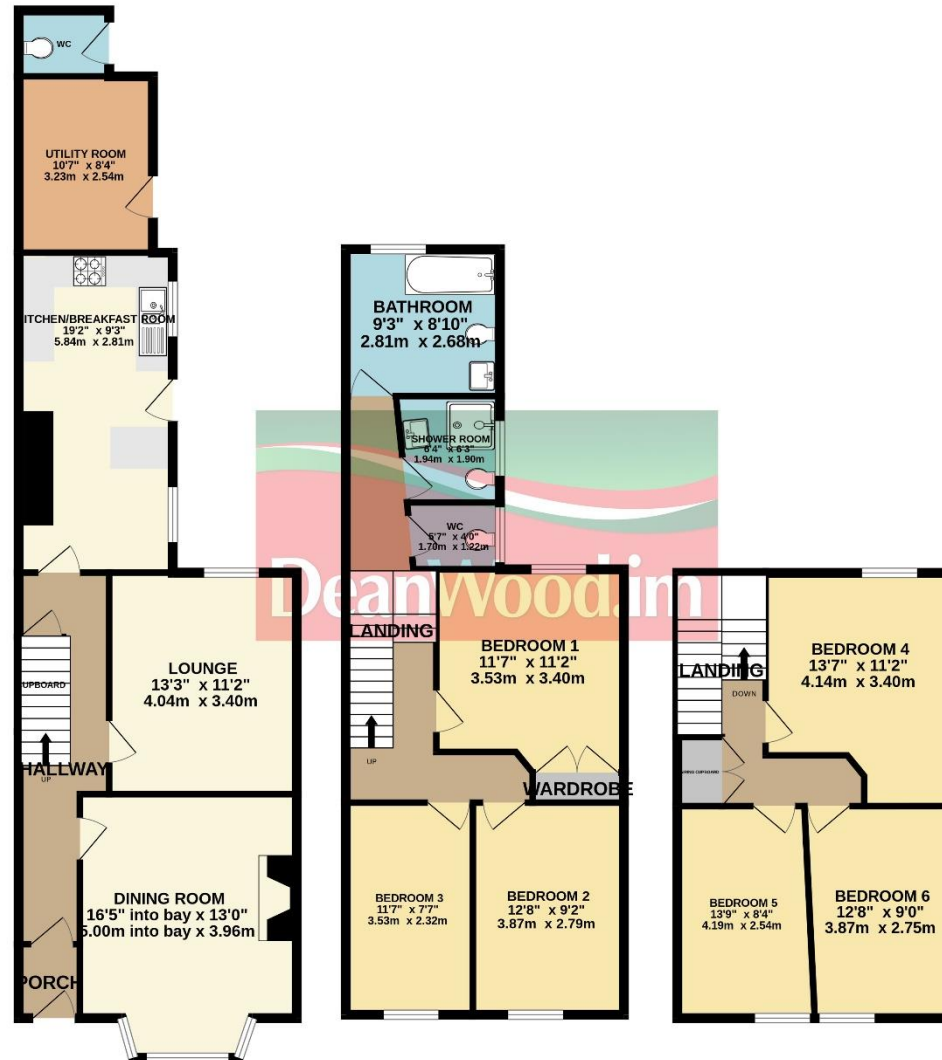
For further details and arrangements to view, please contact the Agents.

12 Crosby Terrace, Douglas

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 sq.m.) approx.

Not to scale for identification purposes only
Made with Metropix ©2023