

# 4 Palatine Road, Douglas

Ref No DDP05574



**PRICE £349,950**

## DOUGLAS

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DOUGLAS  
ISLE OF MAN IM1 2LF

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## CASTLETOWN

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## RAMSEY

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- A Period Terrace House in a Central Town Location
- Conveniently Located to Schools, Shops, Nobles Park and Surrounding Amenities
- Spacious Family Accommodation Over 3 Floors
- Living Room
- Dining Room
- Kitchen
- Boiler Room
- Master Bedroom with En-Suite Shower Room
- 4 Further Bedrooms
- Family Bathroom with Separate WC
- Attractive Frontage with Enclosed Rear Courtyard Garden
- uPVC (Everest) Triple Glazing
- Oil Fired Central Heating

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To the front of the property is a block paved garden area with shrubs to borders. Dwarf walls and wrought iron railings and gate. To the rear of the property is a courtyard style garden with easy to maintain gravel and flower beds. Oil tank. Access to boiler room. Gate to rear access lane. Outside tap.



The price is to include blinds, carpets and light fittings.

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### **DIRECTIONS TO PROPERTY:**

The property is approached by travelling out of Douglas town centre up Prospect Hill, through the traffic lights onto Bucks Road. Travel through the Rosemount traffic lights onto Woodbourne Road and continue along until you reach the junction with York Road. At the traffic lights turn right onto York Road then take the first turning on the left into Palatine Road. Continue along to where the property can be found on the right hand side. Within easy walking distance of Douglas town centre and the Promenade.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE PORCH** (3'7" x 4'4" approx.) Everest composite door with transom window above. Tiled flooring. Electrical fuse board and consumer unit. Attractive inner glazed door leading to:-

**HALLWAY** (3'8" x 12'9" approx.) Decorative coving and corbels, deep skirting boards and architrave. Stairs leading to upper floors.

**LOUNGE** (11'9" x 16'8" approx.) A lovely light and airy reception room with large bay window. Attractive open grate fireplace with decorative stone surround and tiled slips. Decorative cornice and ceiling rose. TV and satellite points.



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**DINING ROOM** (12'8" x 13'1" approx.) Rear aspect window. High ceiling. Under-stairs storage cupboard. Opening to:-



**KITCHEN** (8'8" x 9'4" approx.) A modern and stylish kitchen finished in cream fronted cupboard and drawers with a contrasting wood effect laminate worktop incorporating a single sink, drainer and mixer tap and tiled splashbacks. Appliances include: 4 ring electric hob with extract hood above, Zanussi double oven and eye level oven and grill above, integrated fridge freezer, Hoover washing machine and tumble dryer. Recessed lighting. Part-tiled walls. Tiled flooring. uPVC door to rear yard.



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## **FIRST FLOOR**

**LANDING** Turning staircase and original ballastrade to second floor. Loft access.

**BEDROOM 1** (16'3" x 13'1" approx.) Light and spacious bedroom with four uPVC triple glazed windows and fitted Venetian blinds. TV point. Feature fireplace.



**EN-SUITE SHOWER ROOM** Suite comprising enclosed shower cubicle with power shower, tiled surround and folding glass door, wash hand basin with storage cupboard below and WC. Contrasting tiled walls and floor. Extractor fan. Downlights.

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**BEDROOM 2** (10'2" x 10'1" approx.) Double bedroom with rear aspect window with fitted blind.



**BATHROOM** Modern three piece suite comprising white panelled bath, wash hand basin with storage cupboards and drawers below and enclosed shower cubicle with power shower, tiled surround and folding glass door. Extractor fan. Heated towel rail. Tiled walls and flooring.



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**SEPARATE WC** WC and wash hand basin. Tiled walls and floor. Window with opaque glass.



## **SECOND FLOOR**

**LANDING** Velux window. Loft access.

**BEDROOM 3** (10'2" x 13'6" approx.) A feature dormer window providing distant views towards Douglas bay and harbour.





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**BEDROOM 4** (8'4" x 14'0" approx.) Dormer window providing front aspect.



**BEDROOM 5** (7'5" x 14'0" approx.) Front aspect window.

### **OUTSIDE**

**BOILER ROOM** (8'2" x 7'4" approx.) Located in the rear yard. Power and light installed and oil fired central heating boiler.

### **SERVICES**

All mains services are installed.

Oil fired central heating.

uPVC (Everest) triple glazing.

### **ASSESSMENT**

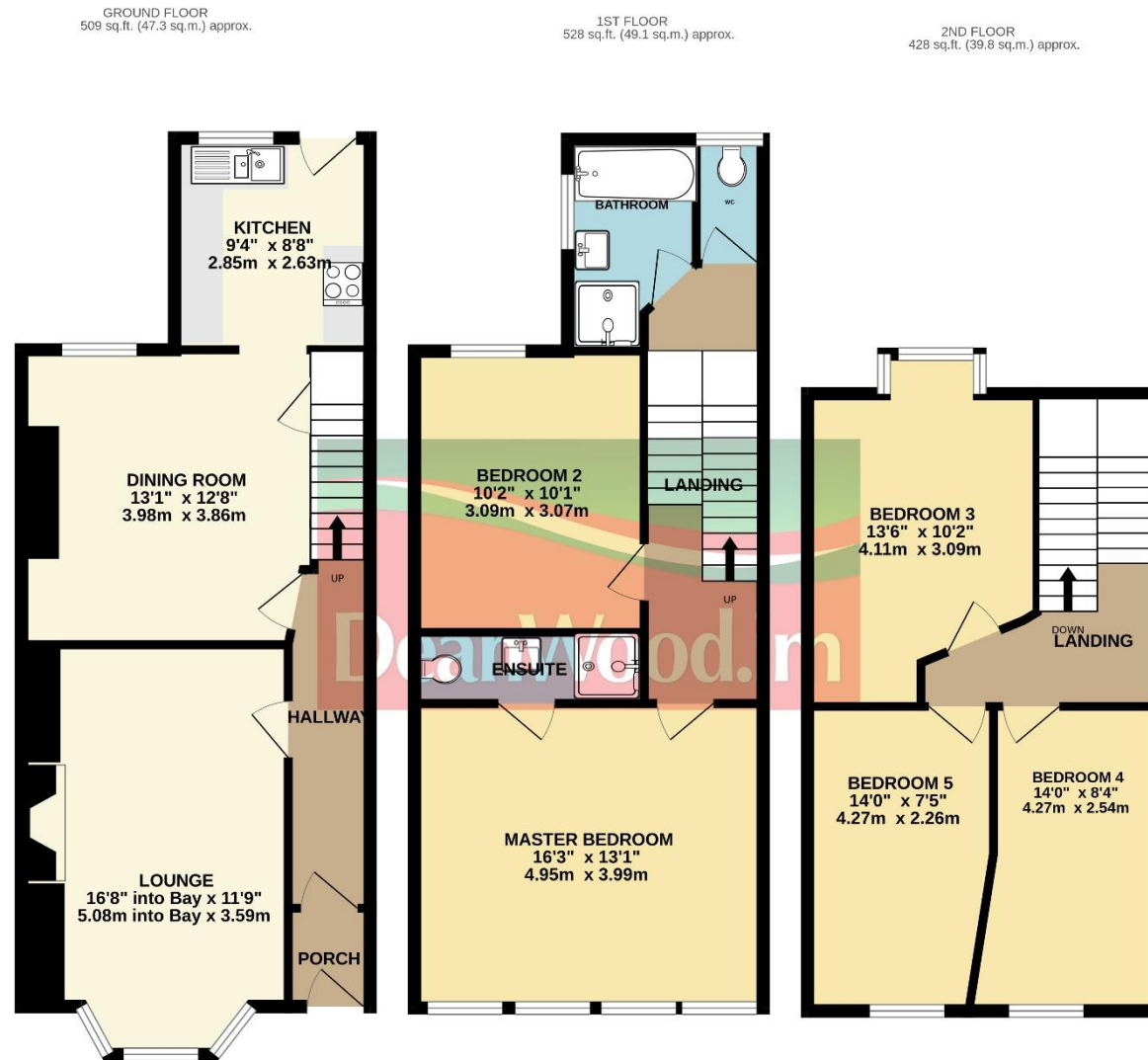
Rateable value £TBC            Approx Rates payable £TBC (incl. of water rates).

### **TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Not to scale-for identification purposes only  
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