

# 3 Victoria Terrace, Peel

Ref No DCP01054



**PRICE £485,000**

## 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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- Stunning Victorian Property with Elevated Sea Views Towards Peel Castle
- Extensive Sympathetic Renovation Retaining Many Original Features
- Centrally Located Within Walking Distance of Amenities, Shops, Beach and Bars
- Period Open Plan Lounge with Bay Window
- Dining Room
- WC
- Large Open Plan Breakfast Dining Kitchen
- Separate Annex with Income Potential
- 5 Bedrooms including Annex (2 En-Suite)
- 2 Family Shower Rooms
- uPVC Double Glazing
- Oil Fired Central Heating (Main House) and Gas Fired Central Heating (Annex)
- Viewings Strongly Recommended
- Enclosed Rear Yard, Large Roof Terrace and Balcony

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To the rear of the property is an enclosed rear yard which is paved and with LED uplighting. Log store. Shed. Polyethylene oil tank. Outside tap. Aluminium staircase to annex. Property also benefits from an addition fire escape staircase from the top floor of the main house. Large roof terrace/balcony.



The price is to include fitted floor coverings and fitted blinds.

#### **DIRECTIONS TO PROPERTY:**

Travelling towards Peel along the A1 proceed passed QEII school and at the cross roads turn right into Albany Road. At the end of the road proceed onto Church Street. Turn right onto Peveril Road and take the third turn on the left onto Victoria Terrace where the property can be located on the right hand side.

In greater detail the accommodation comprises:

**GROUND FLOOR ENTRANCE** Period Victorian door to:-



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**ENTRANCE VESTIBULE** Victorian tiled flooring. Period skirting boards. Door to:-

**ENTRANCE HALL** Stairs leading off to upper floor. Ornate coving and corbels. Victorian tiled flooring. Two under-stairs storage cupboards. Victorian column radiators.



**CLOAKROOM WC** Low flush WC and pedestal wash hand basin.

**LOUNGE** (16'7" x 14'2" approx.) Exposed strip wood flooring. Picture rail. Coving. Stunning open aspects to the front of the property. Fitted blinds. Wall lights. TV and satellite connection. Inset recessed log burner with cast iron mantle and slate hearth under. Opening to:-



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**DINING ROOM** (13'1" x 12'1" approx.) Exposed strip wood flooring. Cast iron fireplace with hearth and recess with potential for log burner or open fire. Coving. Picture rail. Wall lights. Double doors to rear yard. Door to entrance hall.



**KITCHEN/BREAKFAST ROOM** (29'5 x 10'10" approx.) Modern kitchen area. Under-floor heating. Fitted with a range of wall and base units with oak worktops incorporating a 1½ bowl sink with mixer tap and drainer unit. NEFF induction hob and separate gas hob with extractor canopy over and tiled splashback and under-cabinet lighting. Multiple aspects to rear yard and rear of the property with fitted blinds. Downlighters. Space for double fridge freezer and space for wine fridge. Integrated dishwasher. Double oven, grill and microwave.





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#### FIRST FLOOR

#### LANDING



ANNEX Accessed via lockable door from landing.

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#### **ANNEX HALL** Door to:-

**ANNEX KITCHEN/DINER** (14'9" x 11'5" approx.) Fitted with a range of wall and base units. Single bowl sink with mixer tap and drainer unit. Four ring gas hob breakfast bar. Space for washer dryer. Wall mounted Duval gas fired central heating boiler. Extractor. Downlighters. Fitted curtains and blinds. Storage and shelving with TV and satellite connection. Separate entrance to the rear with staircase leading down to rear yard.

**ANNEX BEDROOM/BEDROOM 4** (8'10" x 8'0" approx.) Double bedroom with fitted wardrobes. Aspect to yard.

**ANNEX SHOWER ROOM** (8'1" x 8'6" approx.) Three piece suite comprising a corner shower cubicle, pedestal wash hand basin with wall mounted LED mirror above and WC. Lino flooring. Obscured glazed window with blind.

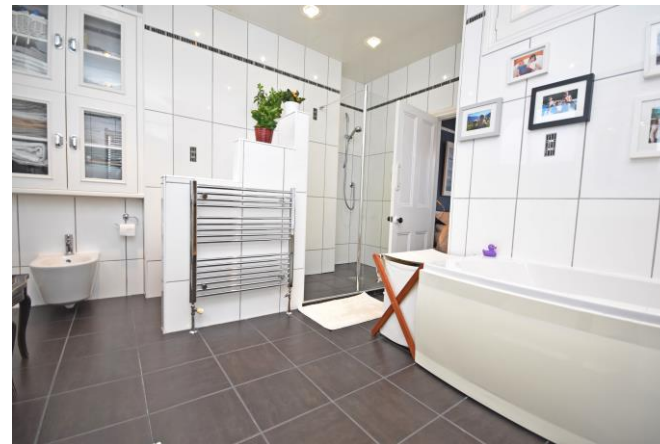


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**BEDROOM 1** (17'1" x 12'1" approx.) Spacious double bedroom. Karndean flooring. Feature bay window providing stunning views with fitted blinds and curtain rail. Coving. Picture rail. Fitted shelving and storage to alcoves. Opening to walk-in wardrobe with fitted hanging rails, storage and shelving units.



**EN-SUITE** (11'10" x 11'5" approx.) Modern suite with twin wash hand basins with vanity unit inset and mirrors above, WC, bidet, shower cubicle and panelled bath. Chrome ladder towel rail. Fully tiled walls and flooring. Extractor and downlighters. Cupboard housing hot water cylinder and slatted shelves for storage. Storage cabinet and linen cabinet. Fitted blinds. Extractor. Downlighters.





**SECOND FLOOR**

**BEDROOM 2** (16'7" x 11'3" approx.) Good size double bedroom with carpeted flooring. Feature bay window providing stunning views towards the castle. Original cast iron fireplace. Coving. Fitted blinds.



**BEDROOM 3** (12'4" x 12'2" approx.) Generous double bedroom with aspect to rear enjoying views towards Slieau Whallian.



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**SHOWER ROOM** (9'7" x 7'4" approx.) Three piece suite comprising corner shower cubicle, wash hand basin with vanity unit inset and WC with hidden cistern. Wall mounted mirror with shaver point and lighting. Fully tiled walls and flooring. Fitted blinds. Coving.



### **THIRD FLOOR**

**BEDROOM 5/OFFICE** (18'1" max. x 17'8" max.) Presently used as an office however, could be suitable for a fifth bedroom. TV and satellite connection. Laminate flooring. Downlighters. Velux window with stunning views to rear towards Slieau Whallian. Eaves storage. Access to a private balcony area with glazed balustrade and fully tiled surface enjoying elevated open views to harbour and castle. Outside tap.



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### **SHOWER ROOM**

Suite comprising a shower cubicle, pedestal wash hand basin and WC.

### **SERVICES**

All mains services are installed.

Oil fired central heating.

uPVC Double glazing.

Fitted security alarm.

### **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.**



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