



12 Primrose Avenue, Douglas, IM1 4EB

Mid-terraced 4 bed townhouse conveniently situated within walking distance of Ballakermeen High School, the shops & local amenities along the terrace. Extensively renovated from 2020 onwards, including a new kitchen, bathrooms, full re-wiring & the installation of CAT6 cabling. Integral single garage.

£459,950

Property Overview

Property Type	Terraced
Receptions	2
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	2	Heating	Gas Fired Central Heating
Bedrooms	4		uPVC Double Glazed
Bathrooms	1	Windows	Easily Maintained
En-Suites	1	Front Garden	Patio Garden
		Rear Garden	Integral Single
		Garage	



Leah Drinkwater

Residential Sales
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Property Description

Extensively renovated from 2020 onwards with works including:

- Newly installed kitchen and bathrooms
- Fully re-wired throughout
- CAT6 Cabling installed
- Newly fitted staircase to the top floor
- Recently fitted blinds and carpets throughout
- Re-decorated both internally and externally

Accommodation

Ground Floor

- Entrance Porch (approx. 5'2 x 4'4)
- Entrance Hallway (approx. 20'1 x 5'7)
- Lounge (approx. 16'0 x 13'1)
- Dining Room (approx. 12'4 x 12'3)
- Breakfast Kitchen (approx. 19'2 x 10'5)
- Inner Hallway (approx. 6'5 x 2'11 & 4'4 x 3'2)
- Downstairs W.C. (approx. 4'6 x 3'4)

First Floor

- Landing (approx. 14'4 x 4'5)
- Bedroom 1 (approx. 12'11 x 10'7)
- En-Suite Shower Room (approx. 9'11 x 7'4)
- Bedroom 2 (approx. 12'7 x 11'8)
- Bedroom 3 (approx. 10'5 x 8'5)
- Bathroom (approx. 7'0 x 6'4)
- Separate W.C. (approx. 3'10 x 3'0)

Second/Top Floor

- Landing/Stairwell (approx. 3'1 x 1'5)
- Bedroom 4 (approx. 18'3 x 13'11)

Outside

To the front of the property there is an enclosed easily maintained yard area with decorative slate and multiple mature shrubs. Dwarfed wall boundaries with wrought iron railings and gate providing access to the footpath leading to the front door. Permit on-road parking.

To the rear of the property there is a paved patio garden with a gate leading to the rear service lane and providing access to the garage.

Integral Single Garage (approx. 19'7 x 12'5)

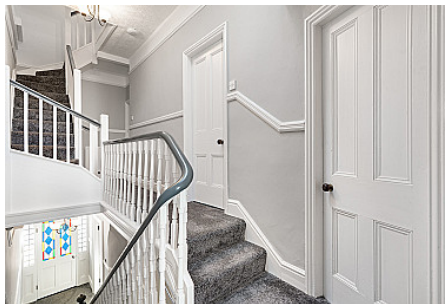
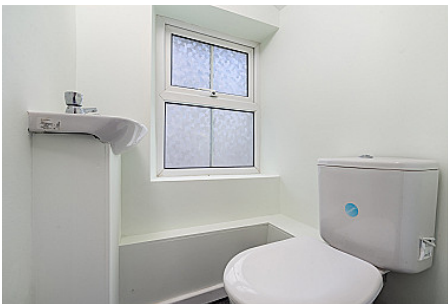
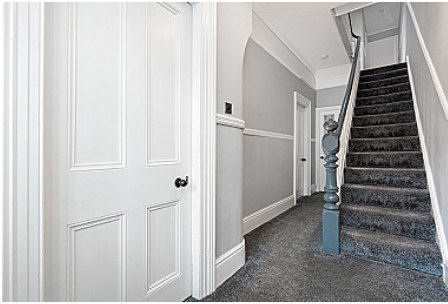
Fitted with an up and over electric garage door to the rear aspect.

Services

All main services are connected. Gas fired central heating. uPVC double glazed windows throughout. Newly installed CAT6 cabling.

Directions

Travelling from the Quarterbridge, continue up Quarterbridge Road in the direction of Bray Hill. Proceed past the entrance to Devonshire Road and take the next right hand turning onto Alexander Drive, following the road straight ahead. Upon reaching the Wessex Garage, follow the road for a short distance, passing Westminster Terrace. Take the next right hand turning into Primrose Avenue where number 12 can be found as the third property on the left hand side, clearly identified by our For Sale board.







Total: 1589 sq. Ft, 148 m2

Ground Floor: 735 sq. Ft, 68 M2, 1st Floor: 674 sq. Ft, 63 M2, 2nd Floor: 180 sq. Ft, 17 m2
 Excluded Areas: Porch: 24 sq. Ft, 2 M2, Garage: 243 sq. Ft, 23 M2, Stairwell: 41 sq. Ft, 4 M2,
 Low Ceiling: 30 sq. Ft, 2 M2, Walls: 156 sq. Ft, 14 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



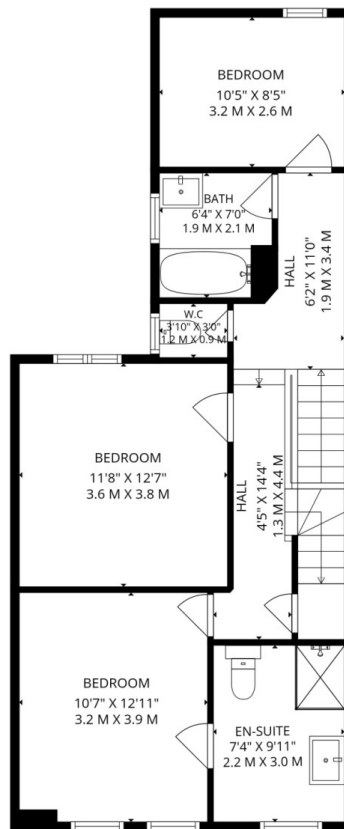


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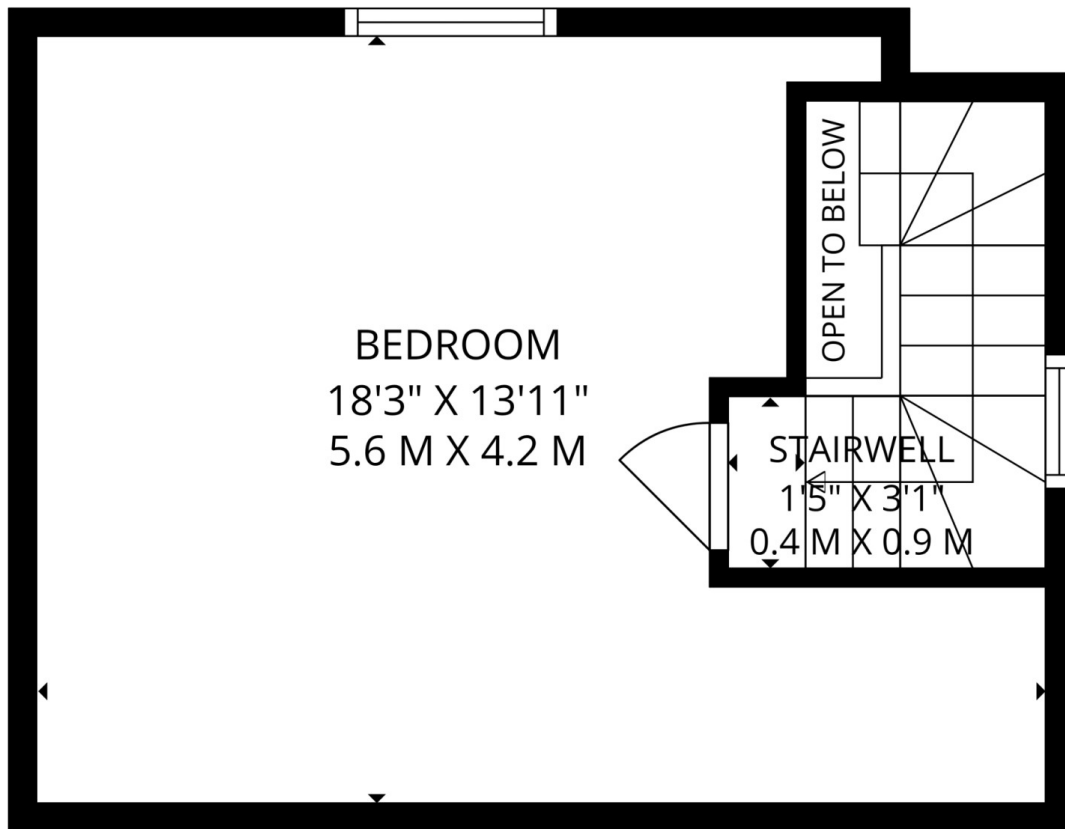


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