

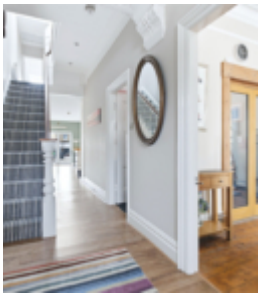
ASKING PRICE

£489,950

black grace cowley
ESTATE AGENTS

THE DETAILS

3 1 2



13 Belgravia Road
Onchan
£489,950

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Stunning period end of terrace red brick townhouse with Tudor style exterior
- Retaining many original period features throughout
- Walking distance to Onchan Park, Port Jack and Douglas Promenade, close to local bus routes
- 2 Reception Rooms, large galley style Kitchen Breakfast Room
- 3 double Bedrooms, Laundry Room and excellent sized Family Bathroom
- South facing rear decked garden and detached double Garage
- Off street parking for 2 vehicles at the front of the property
- uPVC double glazed throughout
- Oil fired central heating
- Viewing highly recommended

THE PROPERTY

Black Grace Cowley is delighted to offer number 13 Belgravia Road, Onchan to the market. This stunning 3 bedroom end of terrace period townhouse is exceptionally well appointed throughout with striking red brick, Tudor style exterior and block paved driveway for 2 vehicles. Upon entering the property, the current vendor has recently installed a composite door in keeping with the character of the property, leading through to the vestibule, with quarry tiled flooring and a glazed door into the entrance hall. With carpeted stairs that lead up to the first floor and understairs WC. The lounge is situated to the front of the house with a square bay uPVC double glazed window, original high ceilings, wood panelling, coving and log burner with a feature timber lintel above, a set of Oak bifold doors give access into the property's dining room. The dining room can also be accessed separately from the entrance hall, a set of uPVC double glazed French patio doors giving direct access out to the south facing decked rear garden. At the very end of the entrance hall there is a square opening that leads straight into the very spacious galley style kitchen breakfast room fitted with a range of contemporary style cream wall, base and drawer units to both sides, integrated full height AEG fridge, matching freezer, integrated dishwasher, 2 AEG ovens and a ceramic induction hob with extractor over. The oil-fired central heating boiler can be found neatly hidden away beneath the breakfast bar and eating area. At the rear of the of the kitchen is a set of uPVC double glazed doors giving access, again, directly out onto the south facing decked rear garden, there are 2 uPVC windows also offering plenty of natural light to the room to side aspects.

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Taking the stairs up to the first floor the spacious landing can be found with a Velux window offering plenty of natural light, again with fantastic ceiling heights throughout the upper floor. To the far end of the landing situated at the rear of the house is the family bathroom with full pitched ceiling, electric Velux and underfloor heating. The bathroom suite includes a freestanding double ended contemporary style bath, large walk-in shower cubicle, WC and wash hand basin, a uPVC double glazed window offers sea views over Douglas Bay. Also off the landing at the rear of the house, is a separate laundry room, with plumbing for washing machine and space for a stackable tumble dryer, pressurised hot water cylinder, single bowl stainless steel sink and drainer, WC, built in storage and 2 uPVC double glazed windows. The 3 double bedrooms are all situated towards the front of the property. Bedroom 1 is a large master bedroom with a square bay uPVC double glazed window with a side view to the sea. Bedroom 2, again an excellent sized double bedroom with a uPVC double glazed window offering south facing sea views and views up towards Douglas Head. Lastly, bedroom 3, situated to the front of the property, is an excellent sized 3rd bedroom with double glazed window to front aspect.

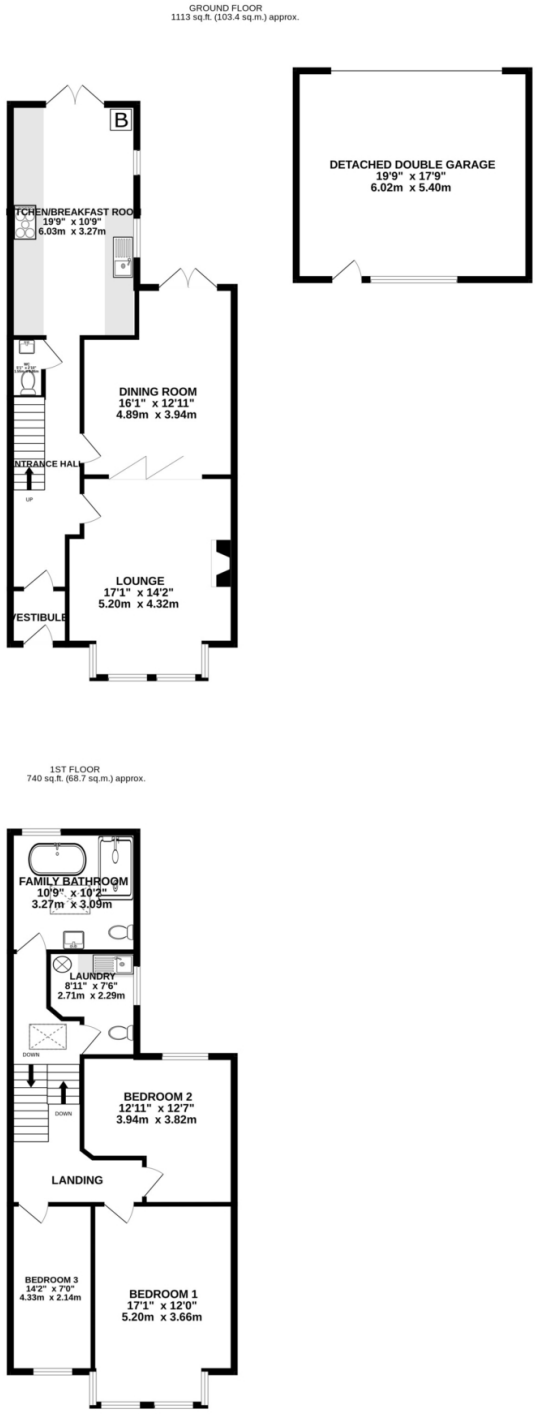
Externally, to the rear of the property is an excellent sized south facing decked garden with access directly from the kitchen and the dining room. Steps lead from the decking area, down towards the detached double garage. Water tap and oil tank can be found to the rear of the property. The detached double garage is a fantastic addition to what is already an exceptional family home fitted with an electric roller door, uPVC double glazed window and a new uPVC door to the rear, with power and lighting.

In terms of location, the property is situated just a few 100 yards from Onchan Park, within easy walking distance to Port Jack's local amenities and just a 5 minute walk down to Douglas promenade. Close to local bus routes allowing easy access into Douglas Town Centre. The property has an abundance of period features retained and the current vendor has created an extremely homely property. To truly appreciate the character and the effort that has gone into modernising throughout this stunning home, please call Black Grace Cowley to arrange a viewing on 01624 645555 (option 1) or email hello@bgc.im

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FLOORPLAN



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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