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Ard Choille, Somerset Road, Douglas, IM2 5AT

Asking Price £335,000

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A traditional end-of-terrace home in a highly sought-after area of Douglas, this property offers generous, well-appointed accommodation spread over two levels and presents an exciting canvas for modernisation. Its central location places local schools, bus routes, and the town centre within easy reach, making it ideal for families and professionals who value convenience alongside character. Briefly comprising entrance porch, hallway, two reception rooms, a kitchen, a utility room and a WC on the ground floor. The first floor features two double bedrooms and a single bedroom, plus a family bathroom and a separate WC. Externally there is an enclosed rear yard, a single detached garage, and off-road parking for one vehicle. Viewing highly recommended to grasp potential and location.







LOCATION

Travelling up Bucks Road, continue through Rosemount traffic lights and onto Woodbourne Road. Proceed along until you reach the junction with York Road then turn left then right onto Somerset Road. The property can be located on the left hand side with the junction of Hildesley Road and clearly identified by our For Sale Board.

PORCH

5' 7'' x 2' 7'' (1.7m x 0.8m)

HALL

14' 9'' x 4' 7'' (4.5m x 1.4m)

KITCHEN

13' 5'' x 8' 6'' (4.1m x 2.6m)

UTIITY

6' 7'' x 8' 6'' (2m x 2.6m)

SEPARATE WC

2' 11'' x 8' 6'' (0.9m x 2.6m)

LIVING ROOM

14' 9'' x 20' 0'' (4.5m x 6.1m)

DINING ROOM

14' 9'' x 11' 10'' (4.5m x 3.6m)

FIRST FLOOR

BEDROOM

12' 10'' x 7' 7'' (3.9m x 2.3m)

BEDROOM

14' 9'' x 12' 2'' (4.5m x 3.7m)

BEDROOM

14' 9'' x 11' 10'' (4.5m x 3.6m)

OFFICE/SINGLE BEDROOM

8' 10'' x 3' 11'' (2.7m x 1.2m)

BATHROOM

6' 7'' x 8' 6'' (2.m x 2.6m)

SEPARATE WC

2' 11'' x 5' 3'' (0.9m x 1.6m)

DETACHED SINGLE GARAGE

9' 2'' x 20' 0'' (2.8m x 6.1m)

OUTSIDE

Small lawned area to front and side. Driveway leading to detached single garage. Rear enclosed yard.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







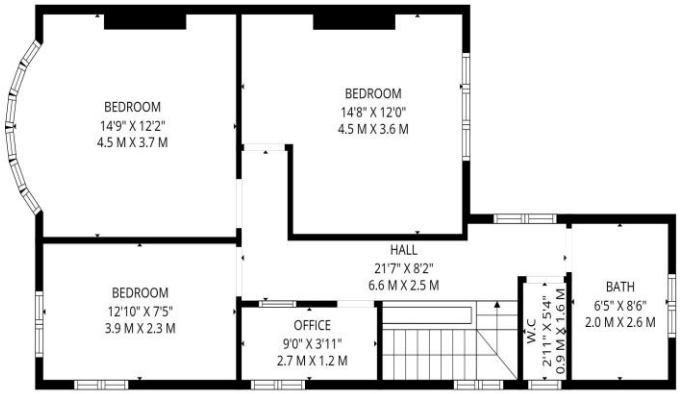




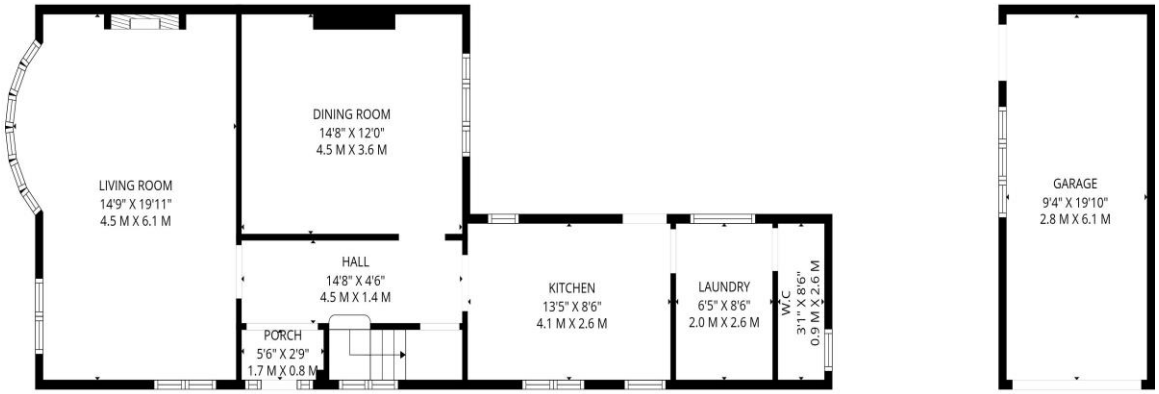








2ND FLOOR



1ST FLOOR

TOTAL: 1438 sq. ft, 133 m2

1st floor: 756 sq. ft, 70 m2, 2nd floor: 682 sq. ft, 63 m2

EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, GARAGE: 186 sq. ft, 17 m2, WALLS: 166 sq. ft, 17 m2

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

Since 1854

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