



3 MOUNT BRADDA

DOUGLAS, IM1 4AR

£345,000
FREEHOLD

Light and bright traditional Victorian 5 Bed mid terrace period town house that has maintained many original features with a lovely outlook to the allotments across the road. Ideally located for those seeking to be within walking distance of Ballakermeen High School as well as Douglas business district and town centre.

 **Plum
Properties**

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3 MOUNT BRADDA

- Traditional Mid Terrace Victorian Property • Delightful Family House with Spacious Rooms Situated Opposite Allotments • 5 Bedrooms • Lounge with Bay Window • Separate Dining Room • Well Equipped Kitchen • Family Bathroom with Additional First Floor WC • Large Sunny Rear Yard • Delightful Low Maintenance Front Garden • Ideally Located for Ballakermeen High School & Douglas Town Centre



Summary

Light and bright traditional Victorian 5 Bed mid terrace period town house that has maintained many original features with a lovely outlook to the allotments across the road. Ideally located for those seeking to be within walking distance of Ballakermeen High School as well as Douglas business district and town centre.

The property has been owned by the same family for over 30 years, with a number enhancements made over the years, whilst retaining where possible the original features such as cornicing, coving and ceiling roses, yet retains scope for the new owner to make further improvements by putting their own stamp on the house.

Offering the best of both worlds from a central location with Douglas amenities within easy reach on foot, the property is also situated in a green and peaceful setting. Instead of facing other properties, directly opposite is a large square made up of allotments, with Finch Hill Crown Green Bowling Club also on its doorstep.

First impressions are enhanced when entering the property with an attractive front garden space currently in full bloom. A new compostie front door provides access to a Vestibule with striking modern floor tiling and retained original features. A Hallway with good storage options leads to a spacious

Lounge with traditional bay window and feature working fire place, beyond which is a separate second Reception Room utilised as dining space, also with a working fire and attractive surround. An opening leads to a well equipped Kitchen that provides onward access to a generous rear yard and lane beyond. The Kitchen incorporates shaker styled base and wall units with contrast counter top. Appliances include an electric oven and hob, integrated full height fridge freezer, washing machine and free standing dishwasher.

The first floor houses two double Bedrooms, Family Bathroom and additional WC. The front facing principal Bedroom spans the entire width of the property offering a room of very generous proportions with a pleasant outlook from each of its three windows overlooking the allotments opposite. A second double Bedroom is also spacious and is enhanced by built in wash basin and storage into its recesses. Continuing the theme of spacious rooms, the Family Bathroom doesn't disappoint with a Jacuzzi bath and electric shower above, period styled wash basin and WC. The convenience of a second WC can be found beyond the Family Bathroom.

The top floor of the property offers three further Bedrooms, two of which are good sized doubles, each of which takes full advantage of their elevated positions by providing delightful views across

Douglas and beyond. The top floor currently runs of temporary radiators, as such discerning purchasers may want to consider extending the central heating system onto the top floor.

Outside, the easterly facing rear yard catches the early sun, making it light and bright and contains a raised decked seating area and houses the oil tank. Access is also provided to the rear lane and beyond. The westerly facing front garden is low maintenance, but beautifully presented by the current owner that is often complemented by passers-by.

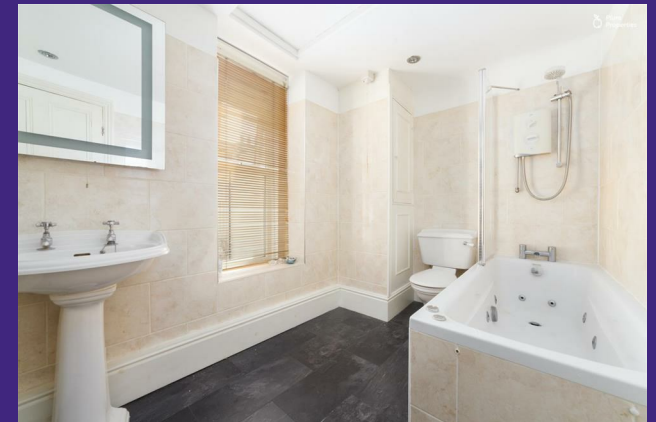
Additional Information

- uPVC Double Glazed
- Oil Fired central Heating
- Much Sought After Location
- Attractive Traditional Property that would Benefit from some Enhancements
- Primary School - Henry Bloom Noble - 400m
- Secondary School - Ballakermeen High School - 400m

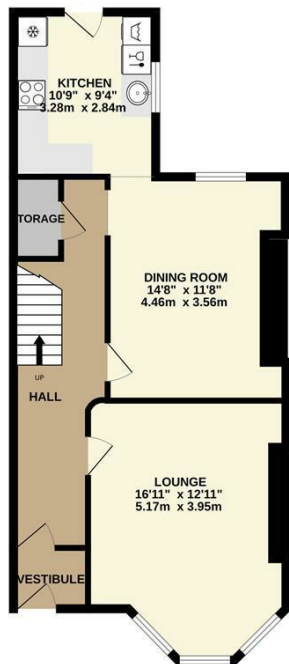
Directions

Travelling out of Douglas up Prospect Hill, continue through the traffic lights and beyond Bucks Road onto Woodbourne Road. Take a left turning at Woodbourne Square onto Hawarden Avenue before taking the third left turning onto Mount Bradda where No 3 can be found on the left hand side identifiable by our for sale board.

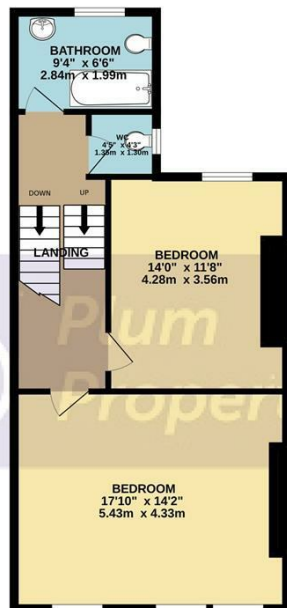
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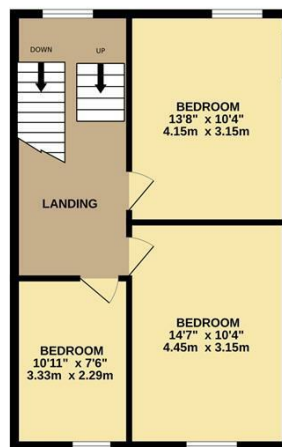
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.

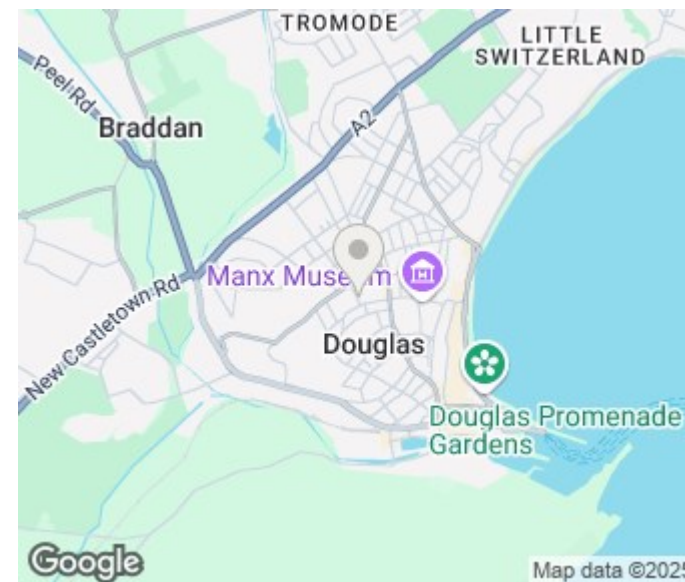


2ND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 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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