



6 ROSEMOUNT

DOUGLAS, IM1 3HQ

£225,000
LEASEHOLD

Attention all first time buyers seeking a central Douglas competitively priced property with the benefit of an off-road parking space.

Set over three floors the property is offered for sale on a chain free basis, and comprises two bedrooms, Family Bathroom, cosy Lounge and well equipped Dining Kitchen.



T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

• Competitively Priced Central Townhouse • Very Well Presented • Ideal First Time Buyer Property • Two Well Proportioned Bedrooms • Good Sized Lounge • Well Equipped Kitchen • Modern Family Bathroom • Off-Road Parking Space • Low Maintenance Grounds • Chain Free



Overview

Nestled in the heart of Central Douglas, this beautifully presented Victorian townhouse offers a delightful blend of modern living and classic charm. Spanning three floors, this two-bedroom property is ideally situated within easy reach of the town centre, shops, restaurants, and the bustling business district, making it perfect for first-time buyers and investors alike.

Upon entering, you are welcomed by an inviting inner hallway, which conveniently accommodates a tumble dryer. The spacious dining kitchen is a highlight of the home, featuring a stylish shaker-style fitted kitchen in a contemporary beech effect finish, complemented by a contrasting countertop. This well-equipped kitchen includes essential appliances such as a free-standing fridge freezer, electric oven and hob with extractor, washing machine, and an under-counter dishwasher, making it a practical space for culinary enthusiasts.

Ascending to the first floor, you will find a generous yet cosy lounge adorned with attractive wood effect flooring and a large picture window that floods the room with natural light. The modern family bathroom is also located on this level, featuring a P-shaped shower bath, pedestal wash basin, and WC, providing a comfortable and functional space for relaxation.

The top floor houses both carpeted bedrooms, with the larger room benefiting from an additional roof window, ensuring a bright and airy atmosphere. Externally, this low-maintenance property boasts a charming front yard and the invaluable addition of an off-road parking bay, a rare find in the Douglas town centre.

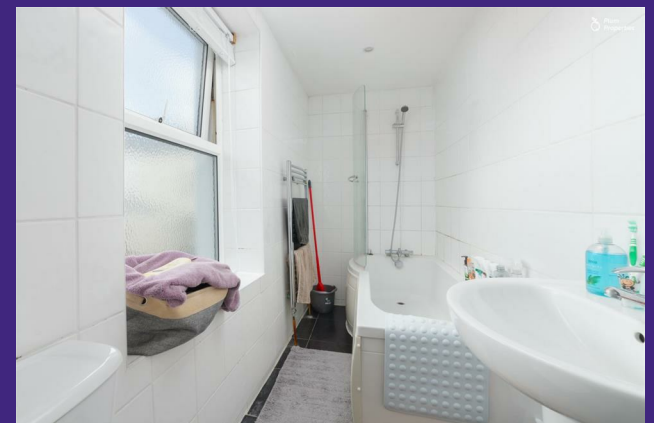
Offered for sale on a chain-free basis, this competitively priced townhouse presents an excellent opportunity to secure a lovely home in a prime location. Don't miss your chance to view this exceptional property.

Additional Information

- Double Glazed
- Gas Fired Central Heating
- Newly Created Freehold Arrangement
- Off-Road Parking
- Chain Free

Directions

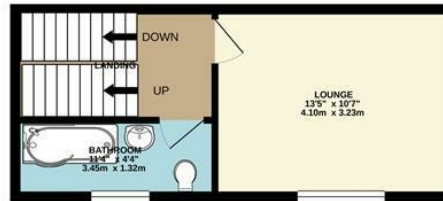
From Douglas town Centre, travel up Prospect Hill and through the traffic lights onto Bucks Road. Take the fifth turning on the left onto Kensington Road followed by the first right onto Kensington Lane and at the junction turn right onto Rosemount. On foot take the left turn prior to the traffic lights onto Willow Terrace where the Maisonette is the first property on the right identifiable by our for sale board.



GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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.
Made with Metropix ©2021.



Head Office Sales
1 Athol Street
Douglas
Isle Of Man
IM1 1LD

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements