



1 GRAFTON STREET DOUGLAS, IM2 3HD

£1,750 PER MONTH

Available immediately on an unfurnished basis a fully modernised town house set over three floors impeccably finished throughout.

Offering four bedrooms, and newly fitted kitchen, family bathroom and en suite shower room whilst within close proximity to Douglas town centre and business district.



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- Available Immediately Newly Refurbished Town House
- Offered to Let on an Unfurnished Basis
- Central Douglas Location
- Walking Distance to Town Centre, Business District and Local Schools
- 4 Bedrooms, Master with En Suite Facilities
- Spacious Family Bathroom
- Lounge with Period Features
- Newly Fitted Dining Kitchen with Utility Room off
- Enclosed Rear Yard
- Impeccably Presented, Viewings Highly Recommended



Overview

Nestled in the heart of Douglas on Grafton Street, this impeccably presented end terrace house offers a perfect blend of modern living and traditional charm. Available immediately on an unfurnished basis, this fully modernised town house spans three floors, making it an ideal choice for families or professionals seeking a comfortable and stylish home.

As you enter through the traditional vestibule, you are greeted by a welcoming hallway that leads to a spacious lounge. This inviting room is bathed in natural light, thanks to the bay window, and features a delightful period fireplace along with built-in storage, creating a warm and homely atmosphere.

The kitchen diner is a standout feature of the property, boasting newly fitted wall and base units complemented by a contrasting countertop. It comes equipped with essential appliances, including a free-standing fridge freezer, electric oven, hob, and extractor, making it a perfect space for culinary enthusiasts. Adjacent to the kitchen, a functional utility room is conveniently plumbed for a washing machine, adding to the practicality of the home.

On the first floor, you will find three well-proportioned bedrooms, with the principal bedroom enjoying the luxury of newly installed contemporary en suite shower facilities. The top floor houses an additional

double bedroom and a spacious modern family bathroom, complete with a bath and shower over, ensuring ample space for relaxation.

Outside, the property features a small south facing private courtyard at the front, providing an ideal spot to soak up the sun. The rear yard is designed for low maintenance, featuring a paved area that offers versatility for outdoor living.

This charming town house is perfectly situated for those wishing to enjoy the vibrant lifestyle of central Douglas, making it a must-see for anyone looking for a modern yet characterful home.

Additional Information

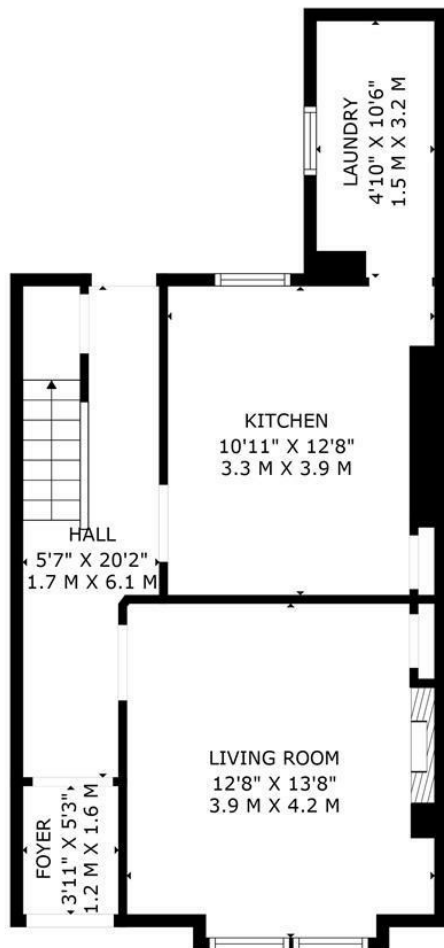
- Double Glazed
- Gas Fired Central Heating
- Newly Fitted Flooring Throughout
- Full Modernisation including new Kitchen and Bathrooms
- Beautifully Presented
- Primary School - Scooil yn Jubilee - 0.1 miles
- Secondary School - St Ninians High School - 0.5 miles

Directions

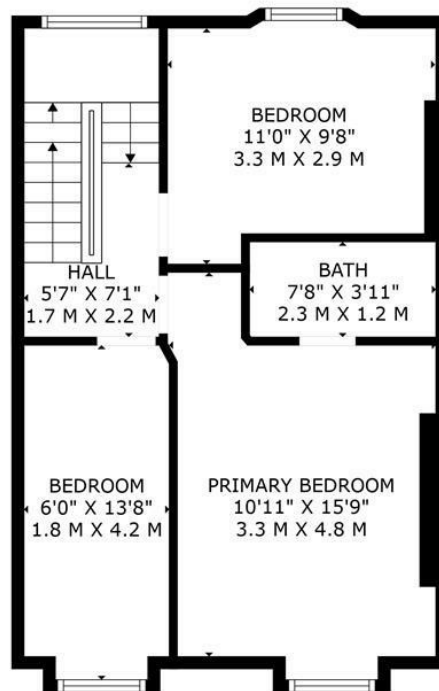
Travelling along Douglas Promenade, take the turning up Broadway followed by the first left onto Derby Road. Take the third right turning onto Melbourne Street followed by the third right turning onto Grafton

Street whereby No one can be found on the left hand side.

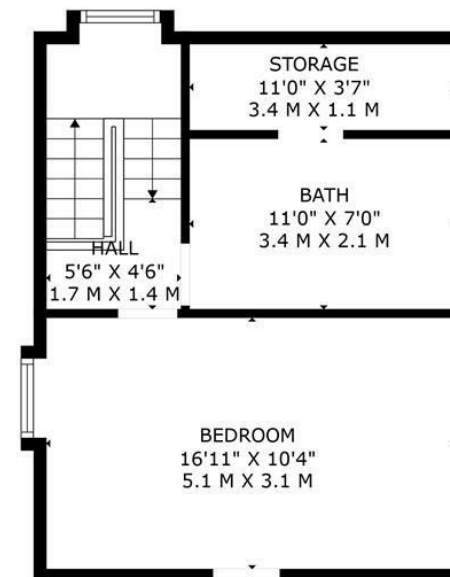




FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 1271 sq. ft, 119 m2
 FLOOR 1: 495 sq. ft, 46 m2, FLOOR 2: 447 sq. ft, 42 m2, FLOOR 3: 329 sq. ft, 31 m2
 EXCLUDED AREAS: STORAGE: 39 sq. ft, 4 m2, BAY WINDOW: 2 sq. ft, 0 m2

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



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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