



[www.chrystals.co.im](http://www.chrystals.co.im)

Moreno House, 6 Osborne Terrace, Douglas, IM1 3LH  
**Asking Price £795,000**

Moreno House, 6 Osborne Terrace, Douglas, IM1 3LH

Asking Price £795,000

Fantastic opportunity to acquire an imposing Georgian Town House. This stunning house has been lovingly restored, sympathetically retaining many of its original features such as its high ceilings with mouldings, complemented by period ceiling roses, high skirting boards, matching architraves and internal doors. The light and airy accommodation is decorated and finished to the highest standard. The property enjoys the benefit of a deep south westerly facing lawned garden which is mainly laid to lawn with well trimmed evergreen shrubs and trees. Enjoying a high degree of privacy for this sought after central location. Benefitted by a Self-Contained 1 Bed Annex Apartment. Integral Single Garage. The property is offered with no onward chain. Viewing highly recommended.





## LOCATION

The property is approached by travelling out of Douglas up Prospect Hill through the traffic lights onto Bucks Road. Continue along turning right at the Rosemount traffic lights onto Windsor Road. Travel down taking the second turning on the left into Albert Terrace then first right into Osborne Terrace. No.6 can be found towards the end of the terrace being clearly numbered. Within easy walking distance of all the amenities of Douglas town centre and the Promenade.

## **ENTRANCE**

Entrance door finished in high gloss Black with glazed fan light over.

## **ENTRANCE VESTIBULE**

Built-in meter cupboard. Attractive part double glazed entrance door opening to:

## **ENTRANCE HALL**

Fully carpeted. Attractive staircase leading off to the upper floors. Door under stairs leading to basement level. Cloakroom with WC and wash hand basin. Polished slate effect tiled floor. Cloaks cupboard with hanging space. Original cornice and matching corbels. 2 ceiling lights. Radiator.

## **MORNING ROOM**

14' 0" x 13' 3" (4.26m x 4.04m)

Feature original fireplace with decorative surround, cast iron interior, open grate and slate hearth. Original cornice and matching ceiling rose. Folding window shutters. Views overlooking the front garden. Multiple plug sockets. Television/satellite points. Carpeted floor. Radiator. Opening to:

## **DINING ROOM** 12' 9" x 12' 7" (3.88m x 3.83m)

Carpeted floor. Original cornice and matching ceiling rose. Multiple plug sockets. Radiator. Square arch opening to:

## **FAMILY DINING KITCHEN**

20' 0" x 19' 2" (6.09m x 5.84m)

Dining/family area with large glazed lantern roof light over. Attractive polished slate effect tiled floor with under floor heating. Open to a well fitted fully equipped kitchen area with an extensive range of good quality Old English White fitted base units with contrasting Black Granite worktops with twin bowl Belfast style Black Granite sink with mixer tap. Appliances include: large Range Master cooker with extractor canopy over. AEG integrated dishwasher, fridge and freezer. Pull-out larder unit. Room thermostat. LED downlights. Multiple plug sockets. Attractive polished slate effect tiled floor. Multi panel glass door opening to inner hall. Under floor heating. Door to integral garage.

## **FIRST FLOOR: MAIN LANDING**

### **DRAWING ROOM**

19' 3" x 14' 4" (5.86m x 4.37m)

Impressive double full length windows with shutters overlooking the south westerly facing garden. Access to wrought iron balcony. Feature open grate fireplace with cast iron interior. Original cornice and matching ceiling rose. Multiple plug sockets. Television/satellite points. Fully carpeted. Radiator. Bi-folding doors opening to:

### **STUDY/SITTING ROOM**

13' 2" x 12' 6" (4.01m x 3.81m)

Feature original open grate fireplace with cast iron interior. Window shutters. uPVC double glazed sash window to rear aspect. Radiator. Multiple plug sockets. Carpeted floor.

## **SECOND FLOOR: MAIN LANDING**

### **MASTER SUITE**

## **HALL**

Fully carpeted.

## **BEDROOM**

20' 2" x 6' 0" (6.14m x 1.83m)

Stunning views over the garden, Douglas town, harbour and hills beyond. Television point. Multiple plug sockets. 2 radiators. Ceiling light. Carpeted floor.

## **WALK-IN WARDROBE/DRESSING**

### **ROOM**

9' 5" x 6' 0" (2.87m x 1.83m)

Twin hanging rails. Built-in storage cupboard with fitted shelving. Built-in airing cupboard housing pressurised hot water tank. LED downlights.

## **ENSUITE BATHROOM**

10' 6" x 6' 7" (3.20m x 2.01m)

Five piece suite comprising panelled bath and walk-in corner shower enclosure with Briston thermostatic shower. Twin pedestal wash hand basins with mixer taps, tiled splashback and illuminated mirrors over. Chrome fittings. Chrome heated towel radiator. Built-in storage cupboard housing gas heating boiler. LED downlights. Extractor fan. Ceramic tiled floor with under floor heating. Opaque uPVC double glazed sash window to rear aspect.

## **THIRD FLOOR: LANDING**

Loft hatch. Fully carpeted. Multiple plug socket. Ceiling light.

## **BEDROOM 2** 18' 3" x 12' 3" (5.56m x 3.73m)

Full width dormer windows giving panoramic views over Douglas Bay, harbour, town and distant hill views. Eaves storage cupboards. Multiple plug sockets. Fully carpeted. Wooden beam. Ceiling light. 2 radiators.

## **BEDROOM 3** 9' 10" x 6' 0" (2.99m x 1.83m)

Views over Douglas Bay towards Onchan Head. Multiple plug sockets. Carpeted floor. Radiator. Ceiling light.

## **FAMILY BATHROOM**

13' 6" x 5' 6" (4.11m x 1.68m)

Five piece White suite comprising panelled bath with mixer shower attachment, fully tiled shower enclosure with Briston thermostatic shower, twin pedestal wash hand basins with tiled splashback and illuminated mirror over. Chrome fittings. Chrome heated towel radiator. LED downlights. Extractor fan. Ceramic tiled floor with under floor heating.

## **SELF CONTAINED APARTMENT**

Separate access from Cambridge Terrace.

## **OPEN PORCH**

Half glazed entrance door. Large walk-in storage cupboard/cloaks cupboard. Tiled flooring. Stairs leading off to first floor.

## **LANDING**

Storage cupboard housing independent gas central heating boiler. Fully carpeted. Loft hatch. Multiple plug sockets. Ceiling light. Radiator.

## **OPEN PLAN LOUNGE/DINING ROOM**

19' 5" x 11' 2" (5.91m x 3.40m)

Fully carpeted. Multiple plug sockets. Television/satellite points. 2 ceiling lights. Radiator. 2 original wooden sash windows to rear aspect. Square arch opening to:

## **FITTED KITCHEN**

10' 4" x 6' 0" (3.15m x 1.83m)

Good range of modern fitted base and wall units with matching worktops incorporating a single drainer sink unit with tiled splashback. Built-in combination oven/grill, 4-ring hob and extractor over. Plumbing for a washing machine.

## **BEDROOM**

12' 3" x 10' 8" (3.73m x 3.25m)

Fully carpeted. Multiple plug sockets. Television and telephone points. Radiator. Window to side aspect. Ceiling light.

## **ENSUITE BATHROOM**

10' 7" x 6' 2" (3.22m x 1.88m)

Modern White suite comprising panelled bath with Mira shower over, pedestal wash hand basin and WC. Extractor fan. Opaque window to side aspect. Laminate flooring. Part tiled walls. Radiator.

## **OUTSIDE**

There is an extensive south facing garden to the front with lawned areas and mature planting. Wrought iron gate providing access to the gravelled footpath with an option of 2 patio areas.

## **INTEGRAL GARAGE**

18' 0" x 11' 10" (5.48m x 3.60m)

Electrically sectional up and over door. Power, light and water connected.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWING**

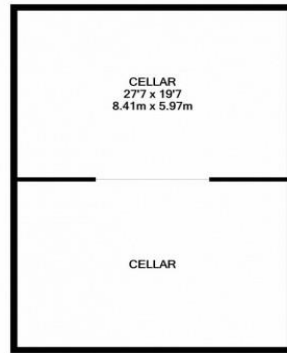
Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

## **POSSESSION**

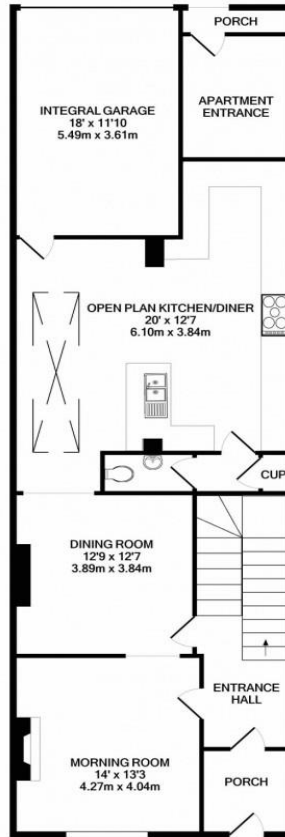
Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct 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.



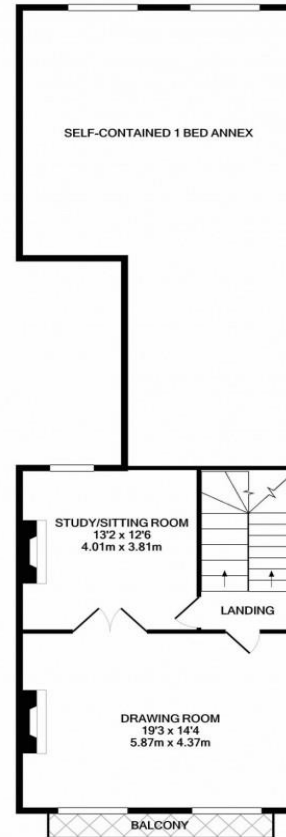




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)



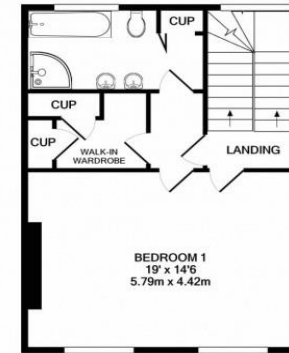
GROUND FLOOR  
APPROX. FLOOR  
AREA 1263 SQ.FT.  
(117.3 SQ.M.)



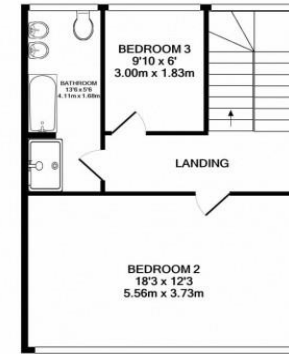
1ST FLOOR  
APPROX. FLOOR  
AREA 1111 SQ.FT.  
(103.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3941 SQ.FT. (366.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2022



2ND FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.7 SQ.M.)

Since 1854



**DOUGLAS**  
31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

**PORT ERIN**  
23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

**RAMSEY**  
5-7 Market Hill  
Ramsey IM8 1JT  
T. 01624 812236  
E. ramsey@chrystals.co.im

**COMMERCIAL**  
Douglas Office: 01624 625100, commercial@chrystals.co.im  
**RENTALS**  
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im