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26 York Road, Douglas, IM2 3BL  
**Asking Price £375,000**

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Attractive period townhouse situated in a highly desirable residential location of Douglas. This fine period home is within easy walking distance of various amenities which include shops, schools and town centre. The deceptively spacious family accommodation is presented over three floors and retains much of its original charm and character. The accommodation comprises welcoming entrance hall, living room with square bay window and second reception room. There is a good sized kitchen with a bespoke seating area and access to the rear courtyard. To the first floor there is a modern family bathroom, shower room, cloakroom with 3 good sized bedrooms. On the second floor there are 3 double bedrooms. Externally there is an attractive low maintenance front garden and rear yard with three stores. The property has been re-roofed this year and also has new uPVC double glazed windows installed throughout. The property is offered for sale with no onward chain. Viewing highly recommended.





## LOCATION

Leaving Douglas town centre via Prospect Hill, continue along Bucks Road and onto Woodbourne Road. Proceed through traffic lights and immediately right onto York Road, and the property can be clearly identified by our For Sale Board on the right hand side.

## **ENTRANCE VESTIBULE**

Entrance door. Coved ceiling. Consumer unit. Dado rail. Carpeted floor. Part glazed panelled door to

## **ENTRANCE HALL**

22' 4" x 5' 11" (6.8m x 1.8m)

Carpeted floor. Stairs to upper floors. Understairs storage. Radiator. Coved ceiling. Multiple plug sockets.

## **LOUNGE**

15' 1" x 10' 10" (4.6m x 3.3m)

uPVC double glazed bay window. Coved ceiling. Ceiling light. Radiator. Multiple plug sockets. Fireplace with inset electric fire. Carpeted floor.

## **RECEPTION ROOM**

13' 1" x 9' 10" (4m x 3m)

uPVC double glazed windows to rear aspect. Carpeted floor. Radiator. Picture rail. Coved ceiling. Multiple plug sockets.

## **KITCHEN/DINER**

9' 2" x 19' 4" (2.8m x 5.9m)

Fitted with a good range of Beech units to base and eye levels with laminate work tops. Stainless steel sink with mixer tap. Electric slot in oven/grill with 4 ring hob. Free standing fridge. Tiled walls to kitchen area. uPVC double glazed window to side aspect. Vinyl flooring. Built-in corner bench seating in dining area. Radiator. Multiple plug sockets. Opaque uPVC double glazed window. Door to rear courtyard.

## **FIRST FLOOR: LANDING**

### **FAMILY BATHROOM**

Modern white four piece suite comprising WC, vanity wash hand basin and panelled bath with shower attachment and corner shower cubicle. Opaque uPVC double glazed window. Vinyl flooring. Extractor fan. Radiator. Multiple plug sockets. Homewarm gas central heating boiler.

### **SHOWER ROOM**

Enclosed fully tiled shower cubicle. Pedestal wash hand basin. Vinyl flooring. Opaque uPVC double glazed window. Part tiled walls. Radiator.

### **CLOAKROOM**

Vinyl flooring. Opaque uPVC double glazed window. WC.

### **BEDROOM**

14' 5" x 10' 10" (4.4m x 3.3m)

Carpeted floor. Radiator. Ceiling light. uPVC double glazed window to rear aspect. Multiple plug sockets.

### **BEDROOM**

12' 10" x 8' 6" (3.9m x 2.6m)

Carpeted floor. uPVC double glazed window to front aspect. Ceiling light. Radiator. Loft hatch.

## **BEDROOM**

12' 10" x 7' 10" (3.9m x 2.4m)

Carpeted floor. Radiator. uPVC double glazed window to front aspect. Ceiling light.

## **SECOND FLOOR**

### **BEDROOM**

14' 5" x 10' 10" (4.4m x 3.3m)

Carpeted floor. Radiator. Ceiling light. uPVC double glazed window to rear aspect. Multiple plug sockets.

### **BEDROOM**

12' 10" x 8' 6" (3.9m x 2.6m)

Carpeted floor. uPVC double glazed window to front aspect. Ceiling light. Radiator. Loft hatch.

### **BEDROOM**

12' 10" x 7' 10" (3.9m x 2.4m)

Carpeted floor. Radiator. uPVC double glazed window to front aspect. Ceiling light.

## **OUTSIDE**

Dwarf wall with iron railings to front boundary. Low maintenance paved area and decorative path leading to front door. There is a high walled boundary to the rear with paving. There are three outside stores, the largest has a window and power and light. Rear gate to service lane.

## SERVICES

Mains water, electricity and drainage. Gas 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.



Measurements are approximate. Not to scale. Illustrative purposes only  
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