



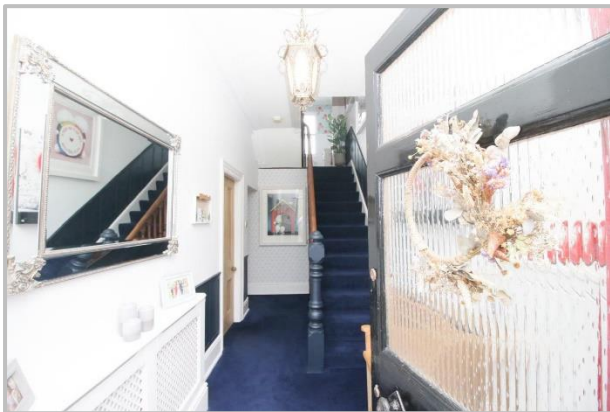
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11 Albany Road, Douglas, IM2 3NP
Asking Price £439,950

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Welcome to this charming mid-terrace town house, perfectly situated in the desirable area of upper Douglas. The sought after location is within walking distance of the local schools, shops and town centre. With delightful views over Brunswick Gardens and the mountains beyond, this property is a true gem. Spanning three levels, the spacious accommodation includes a welcoming reception hall, an elegant living room for relaxing evenings, and a stylish dining kitchen ideal for entertaining. The first floor features a lovely balcony, perfect for sipping your morning coffee while taking in the stunning scenery. Three generously sized bedrooms with one complimented by an en-suite, one single bedroom and a well-appointed family bathroom. This home is perfect for families of any size. Step outside to the south-facing, low-maintenance rear garden, which is beautifully paved and enclosed by charming stone walls. Additionally, an external outbuilding offers versatile options for storage or as a potential utility room. Don't miss your chance to call this delightful house your home!



LOCATION

From the Quarterbridge head north along Quarterbridge Road. Take the second right into Alexander Drive. After Woodlands Avenue, take the first left into Albany Road and number 11 can be found near the bottom of the hill on the right hand side clearly identified by our for sale board.

ENTRANCE HALL *17' 1" x 5' 11" (5.2m x 1.8m)*

Covered entrance with original wooden door with frosted glazed panel and glazed panel above. Cornice and ceiling rose. Original Pine internal doors. Understairs storage cupboard and built in cloaks cupboard. Panelled wall. Carpeted throughout. Stairs to first floor.

LOUNGE *18' 6" x 12' 3" (5.63m x 3.73m)*

A bright and spacious room with a large square bay window overlooking the front garden and Brunswick Gardens. Feature period working open fireplace with cast iron housing, attractive period tiled hearth and wooden surround. Coved ceiling and ceiling rose. Television and satellite points. Radiator. Multiple plug sockets. Solid oak wood flooring.

KITCHEN *14' 1" x 11' 10" (4.3m x 3.6m)*

Excellent range of hand painted solid wood, base, wall and drawer units with granite worktops incorporating a 1 1/2 bowl sink with mixer tap. Integrated appliances include NEFF double oven/grill, NEFF microwave, NEFF induction hob with extractor hood over. Full height fridge freezer. NEFF dishwasher. Tiled splashbacks with granite uprights. Undercounter lights. Island unit with granite worktops and base units. Multiple plug sockets. Coved ceiling. Circa rose. uPVC double glazed patio doors to rear courtyard. Karndean flooring. Square opening to;

DINING ROOM *11' 2" x 6' 7" (3.4m x 2.0m)*

Great family dining room for entertaining with uPVC double glazed window to rear aspect. Radiator. Coved ceiling. LED downlighters. Karndean flooring.

FIRST FLOOR: HALF LANDING

FAMILY BATHROOM

Fitted with a white Heritage suite comprising claw footed roll top bath with shower above. Vanity wash hand basin. WC. Part tiled walls. LED downlighters. Coved ceiling. Karndean flooring. Attractive period stained glass window.

FULL LANDING

MASTER BEDROOM *14' 9" x 10' 6" (4.5m x 3.2m)*

Great size double room which could double up as an additional reception room. Window overlooking the front garden and allotments across the road. Period style decorative fireplace in cast iron. Coved ceiling. Carpeted throughout. Multiple plug sockets. Radiator.

BEDROOM 2 *12' 10" x 9' 2" (3.9m x 2.8m)*

Good size double room with uPVC double glazed window to rear aspect. Coved ceiling. Carpeted throughout. Multiple plug sockets. Carpeted throughout.

ENSUITE SHOWERROOM

Modern white 3 piece suite comprising; WC. Wall mounted wash hand basin. Shower cubicle. Part tiled walls. LED downlighters. Laminate flooring. Extractor fan.

BEDROOM 3 *10' 2" x 7' 7" (3.1m x 2.3m)*

French doors opening onto balcony overlooking Brunswick Gardens. Fitted mirrored wardrobes to one wall. Coved ceiling. Multiple plug sockets. Radiator. Carpeted throughout.

SECOND FLOOR

ATTIC ROOM/BEDROOM 4 *16' 4" x 11' 10" (4.97m x 3.60m)*

Fabulous size room with large dormer window overlooking the front garden and Brunswick Gardens. Eaves storage. Radiator. Carpeted throughout. LED downlighters. Multiple plug sockets.

OUTSIDE

The front garden has a pathway leading to the front door with a small wall and bushes to the boundary. Astroturf and composite decking. The rear garden is South Westerly facing, enclosed with raised composite decking and block paving. Manx stone wall to the boundary. Outside light and outside tap. Access to the rear lane.

OUTHOUSE/UTILITY ROOM *12' 6" x 5' 11" (3.8m x 1.8m)*

Space for a tumble dryer and fridge or freezer. Plumbing and space for a washing machine. Valliant gas fired central heating boiler. Belfast sink with wooden top. Door opening into the rear garden.

SERVICES

All mains services connected. Gas heating.

VIEWINGS

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant on completion. 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.

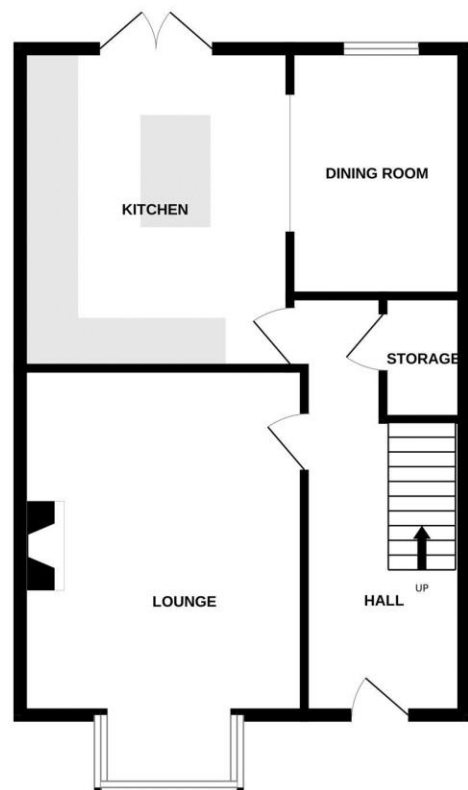




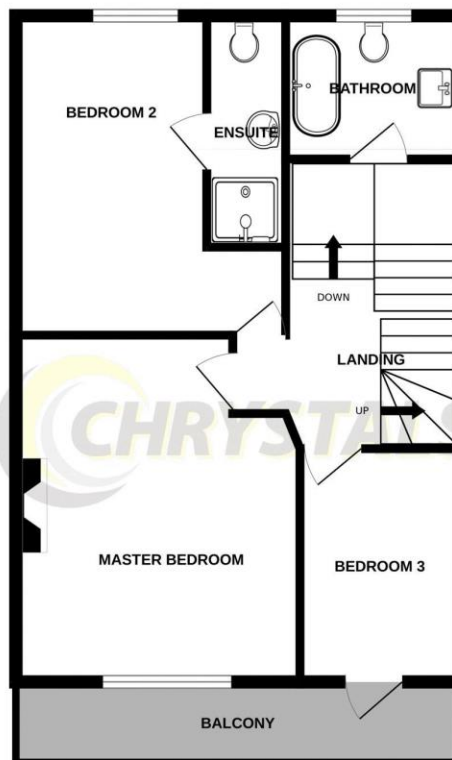




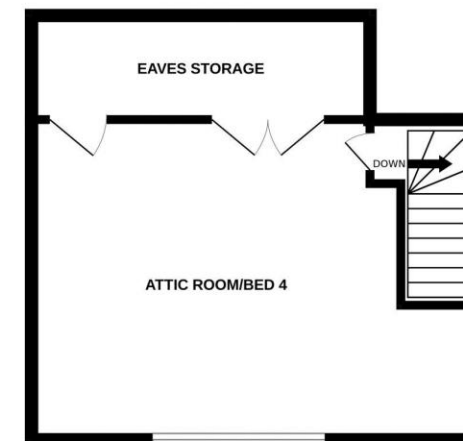
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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