



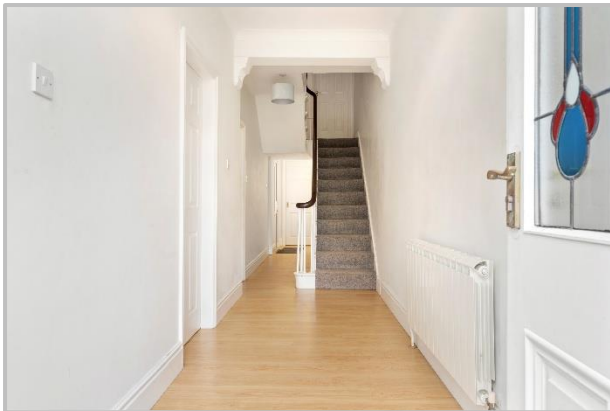
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11 Stanley Terrace, Douglas, IM2 4EP
Asking Price £450,000

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Facing South-West lies this fine Regency period terrace town house, with walled lawn garden to the front and large garage with workshop area to the rear. The house offers a reception room, white high gloss kitchen with separate utility room. Arranged across three levels, with 4 bedrooms, study/potential ensuite, shower ensuite and family bathroom. The house lies within easy walking distance of the Promenade, beach, Villa Marina, Gaiety Theatre and many bars and restaurants of the Capital. Double Glazed and oil central heating. No onward chain.



LOCATION

From the Sea Terminal head along the Loch and Harris Promenades to the Villa Marina. By the Roundel bear left and follow up Broadway. 11 Stanley Terrace is on the right hand side just beyond the junction with Victoria Road, set back behind it's own private garden.

ENTRANCE HALL

5' 7" x 12' 10" (1.7m x 3.9m)

LIVING ROOM

13' 1" x 12' 10" (4m x 3.9m)

KITCHEN

13' 1" x 11' 10" (4m x 3.6m)

INNER HALL

5' 7" x 18' 8" (1.7m x 5.7m)

CLOAK / WC

5' 7" x 3' 7" (1.7m x 1.1m)

UTILITY ROOM

7' 7" x 16' 5" (2.3m x 5m)

FIRST FLOOR

BATHROOM

5' 7" x 9' 6" (1.7m x 2.9m)

LANDING

BEDROOM

DRESSING ROOM

7' 7" x 13' 1" (2.3m x 4m)

MASTER BEDROOM

19' 0" x 12' 10" (5.8m x 3.9m)

SECOND FLOOR LANDNG

Access to roof space.

BEDROOM

13' 1" x 15' 9" (4m x 4.8m)

ENSUITE SHOWER

7' 7" x 8' 2" (2.3m x 2.5m)

BEDROOM

14' 5" x 10' 2" (4.4m x 3.1m)

OUTSIDE

Water tap. Step up to garage area. Access to utility room. Oil tank.

GARAGE

26' 3" x 19' 0" (8m x 5.8m)

STORAGE

7' 7" x 6' 11" (2.3m x 2.1m)

SERVICES

Mains water, electricity, drainage, oil fired central heating.

VIEWING

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

POSSESSION

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TOTAL: 1773 sq. ft, 165 m²
 FLOOR 1: 569 sq. ft, 53 m², FLOOR 2: 652 sq. ft, 61 m², FLOOR 3: 552 sq. ft, 51 m²
 EXCLUDED AREAS: UTILITY: 131 sq. ft, 12 m², STORAGE: 97 sq. ft, 9 m², GARAGE: 497 sq. ft, 46 m²,
 WALLS: 228 sq. ft, 21 m²

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



Since 1854

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