



www.chrystals.co.im

1 Withington Road, Douglas, IM2 3BG
Asking Price £359,950

1 Withington Road, Douglas, IM2 3BG

Asking Price £359,950

Handsome and beautifully presented period property set over four floors, offering a spacious property for growing families situated within walking distance of a shops and pharmacy and a short walk of primary and secondary schools, with Douglas town centre within easy reach. The property provides four Double Bedrooms, including an en suite Master. Spacious dining room and living room with kitchen offering access to a raised decking area. In addition to a generous and fully usable basement space with Utility Room, WC and current storage. The property includes CAT 6 cabling and fibre, an EV charger point for vehicles and Nest Smart thermostat control. This property is offered for sale with no onward chain. Viewing highly recommended.



LOCATION

From Douglas Promenade turn up Broadway and continue up the hill travelling through the traffic lights on Ballaquayle Road and Withington Road can be located a short distance on the left hand side. The property can be clearly identified by our For Sale Board on the left hand side.

VESTIBULE

ENTRANCE HALL

LIVING ROOM

14' 5" x 11' 8" (4.39m x 3.55m)

DINING ROOM

12' 5" x 11' 8" (3.78m x 3.55m)

KITCHEN

14' 3" x 9' 0" (4.34m x 2.74m)

STAIRS DOWN TO LOWER GROUND FLOOR

SITTING ROOM

14' 0" x 12' 9" (4.26m x 3.88m)

UTILITY ROOM

12' 6" x 7' 5" (3.81m x 2.26m)

STORE ROOM

CLOAKROOM

WC and wash hand basin.

FIRST FLOOR: LANDING

FRONT BEDROOM

11' 8" x 11' 6" (3.55m x 3.50m)

Window to front aspect.

ENSUITE SHOWER ROOM

REAR BEDROOM

12' 5" x 9' 5" (3.78m x 2.87m)

Window to rear aspect.

STUDY

7' 3" x 5' 0" (2.21m x 1.52m)

BATHROOM

9' 0" x 7' 0" (2.74m x 2.13m)

SECOND FLOOR

FRONT BEDROOM

Window to rear aspect.

REAR BEDROOM

12' 5" x 9' 5" (3.78m x 2.87m)

OUTSIDE

Private enclosed yard to the rear with a raised decking area.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

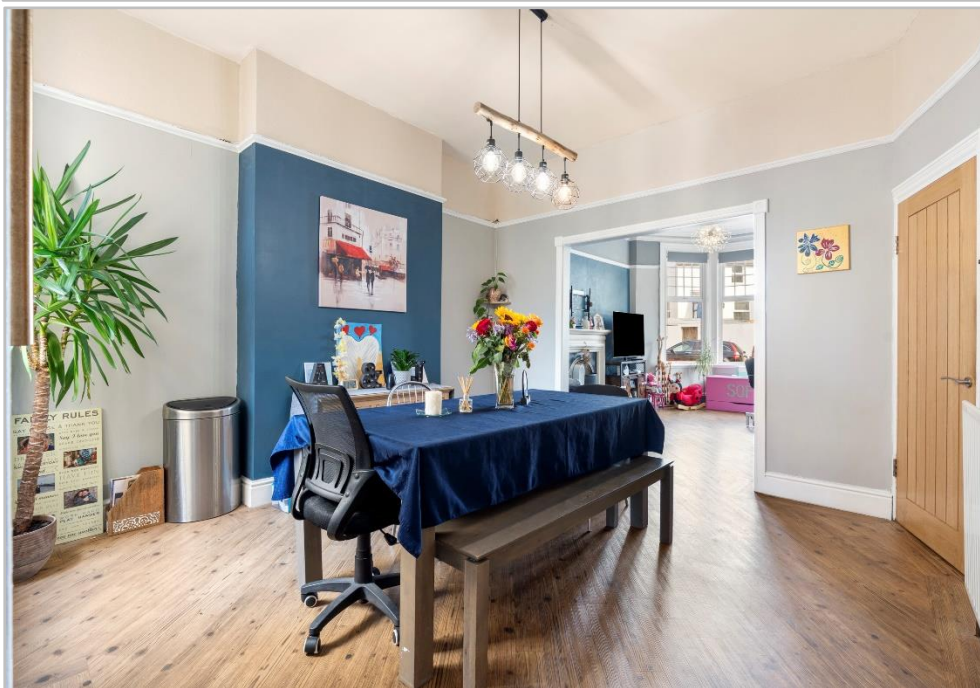
Viewing is strictly by appointment through CHRYSTALS.

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.

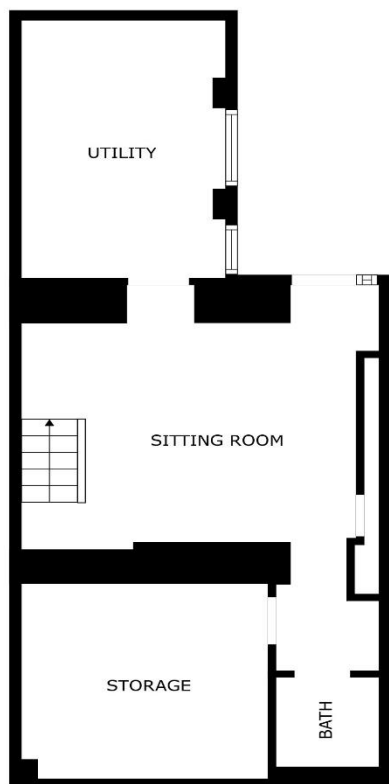
DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. 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.



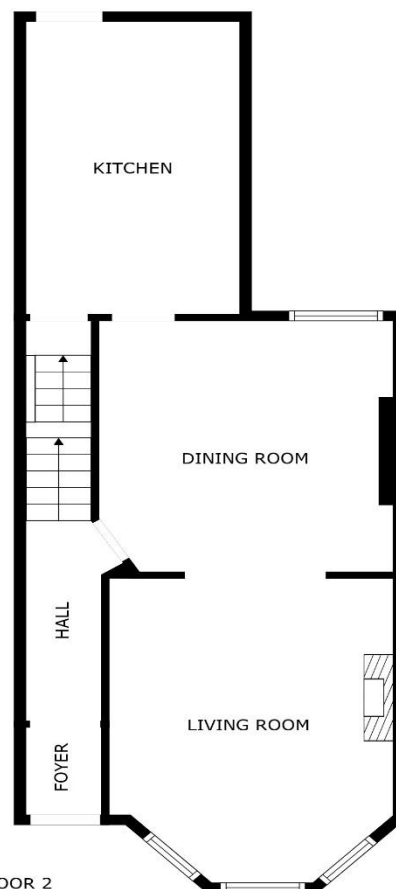




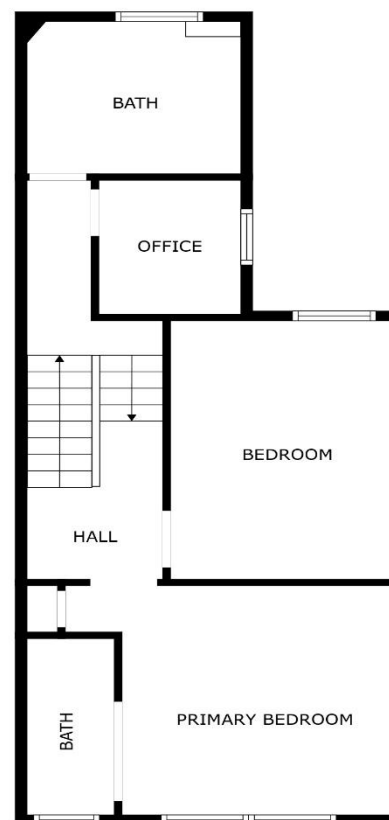




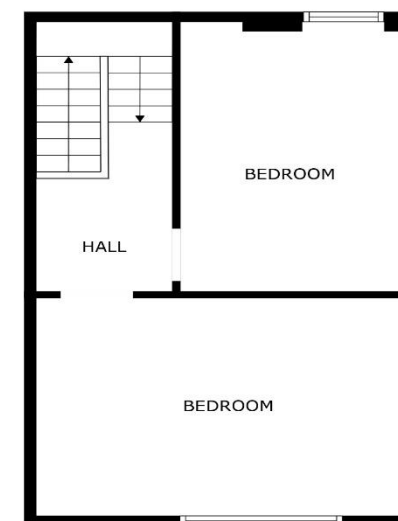
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

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

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im



Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.